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## Executive Summary Report

**Appraisal Date 1/1/2007 - 2007 Assessment Roll**

**Area Name / Number:** Central Area / 15

**Previous Physical Inspection:** 2001

**Sales - Improved Summary:**

Number of Sales: 840

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2006 Value</b>	\$129,900	\$247,200	\$377,100	\$435,000	86.7%	19.36%
<b>2007 Value</b>	\$181,100	\$251,800	\$432,900	\$435,000	99.5%	14.59%
<b>Change</b>	+\$51,200	+\$4,600	+\$55,800		+12.8%	-4.77%
<b>% Change</b>	+39.4%	+1.9%	+14.8%		+14.8%	-24.63%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.77% and -24.63% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary Data:**

	Land	Imps	Total
<b>2006 Value</b>	\$145,300	\$231,500	\$376,800
<b>2007 Value</b>	\$203,600	\$228,900	\$432,500
<b>Percent Change</b>	+40.1%	-1.1%	+14.8%

Number of improved Parcels in the Population: 5138

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2006 or 2007 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

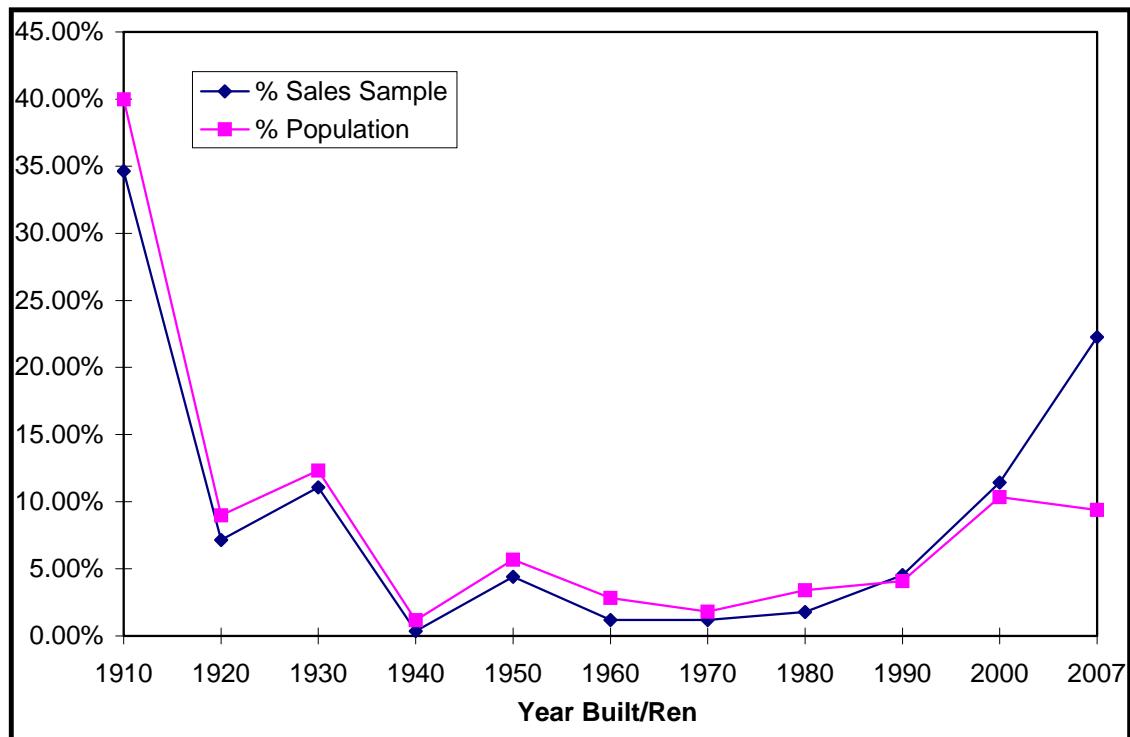
**Conclusion and Recommendation:**

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2007 Assessment Roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	291	34.64%
1920	60	7.14%
1930	93	11.07%
1940	3	0.36%
1950	37	4.40%
1960	10	1.19%
1970	10	1.19%
1980	15	1.79%
1990	38	4.52%
2000	96	11.43%
2007	187	22.26%
	840	

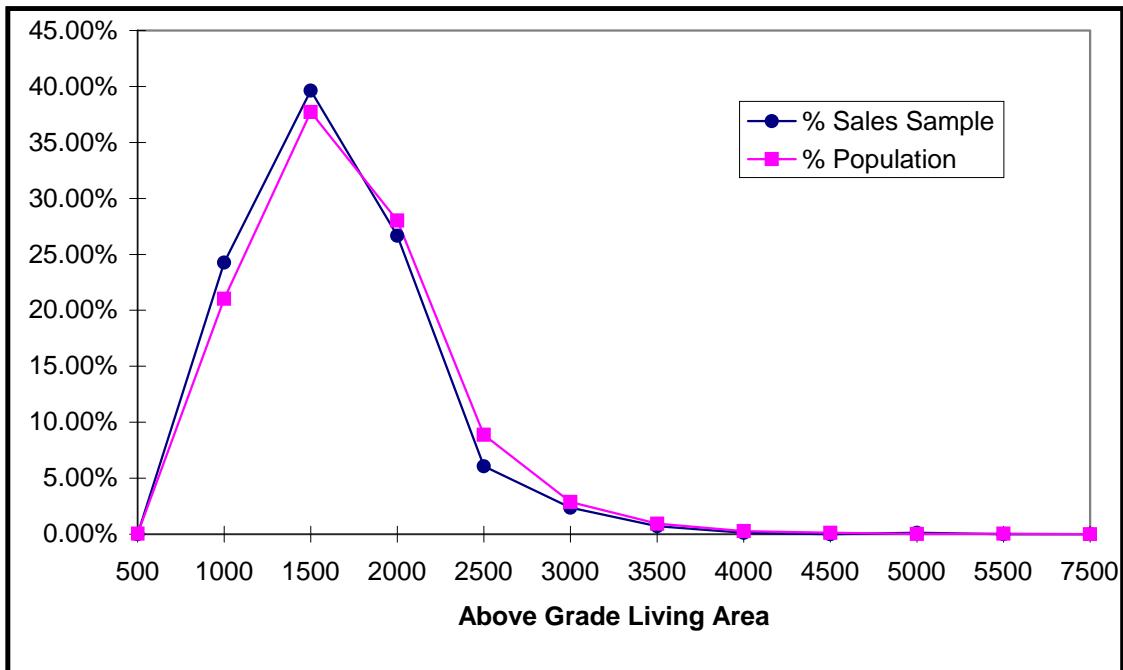
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	2054	39.98%
1920	462	8.99%
1930	633	12.32%
1940	60	1.17%
1950	292	5.68%
1960	146	2.84%
1970	93	1.81%
1980	175	3.41%
1990	210	4.09%
2000	531	10.33%
2007	482	9.38%
	5138	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

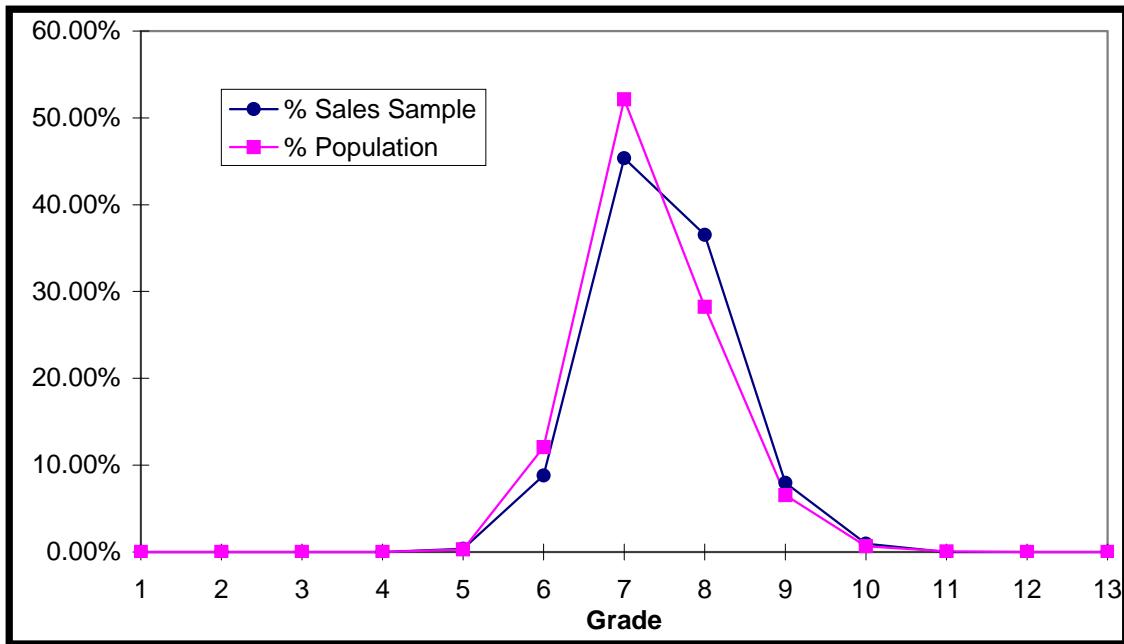
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.04%
1000	204	24.29%	1000	1081	21.04%
1500	333	39.64%	1500	1938	37.72%
2000	224	26.67%	2000	1440	28.03%
2500	51	6.07%	2500	457	8.89%
3000	20	2.38%	3000	148	2.88%
3500	6	0.71%	3500	48	0.93%
4000	1	0.12%	4000	15	0.29%
4500	0	0.00%	4500	6	0.12%
5000	1	0.12%	5000	1	0.02%
5500	0	0.00%	5500	2	0.04%
7500	0	0.00%	7500	0	0.00%
	840			5138	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

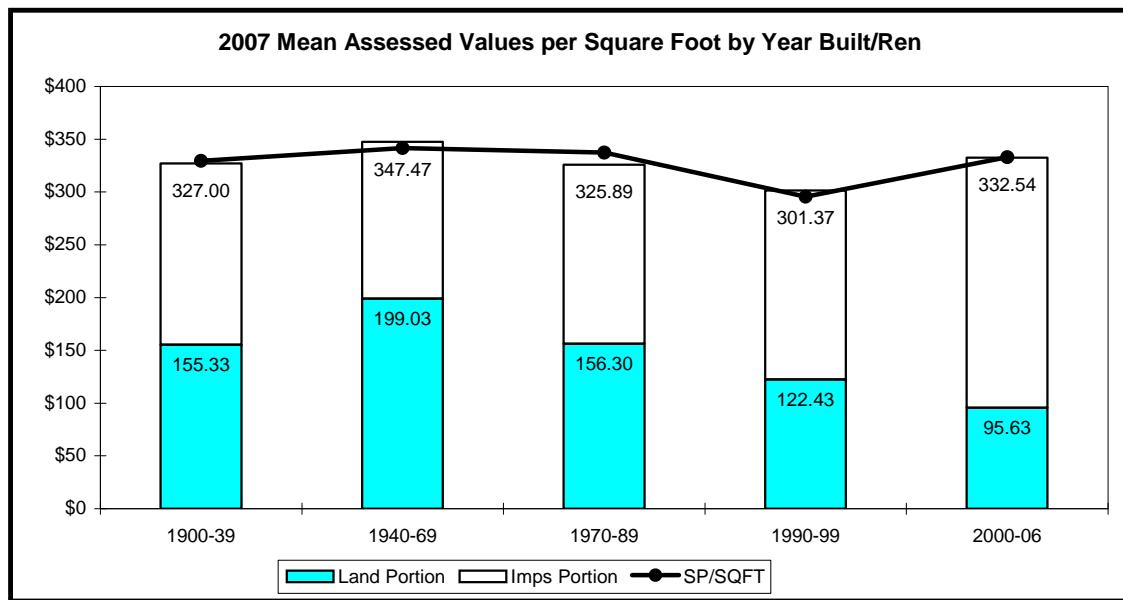
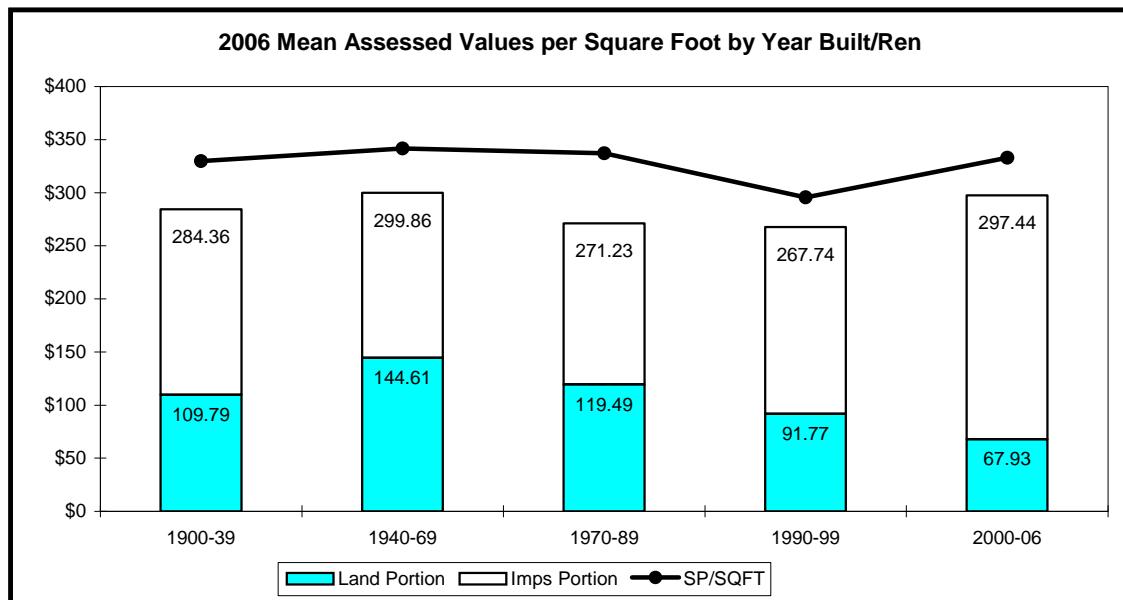
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	3	0.36%	5	15	0.29%
6	74	8.81%	6	620	12.07%
7	381	45.36%	7	2678	52.12%
8	307	36.55%	8	1451	28.24%
9	67	7.98%	9	337	6.56%
10	8	0.95%	10	33	0.64%
11	0	0.00%	11	4	0.08%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	840			5138	



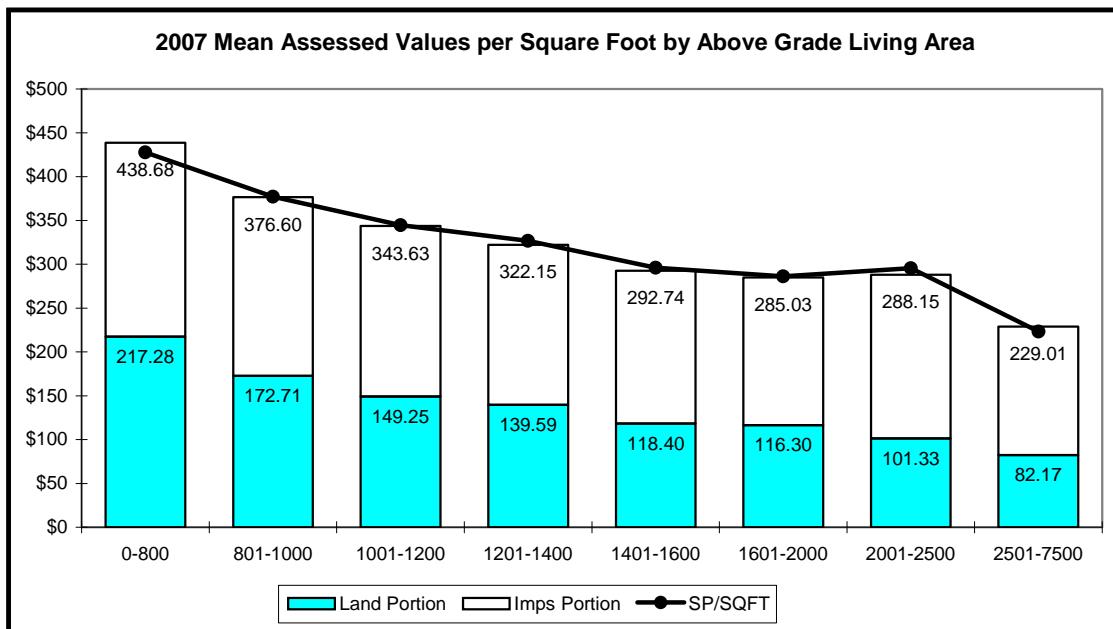
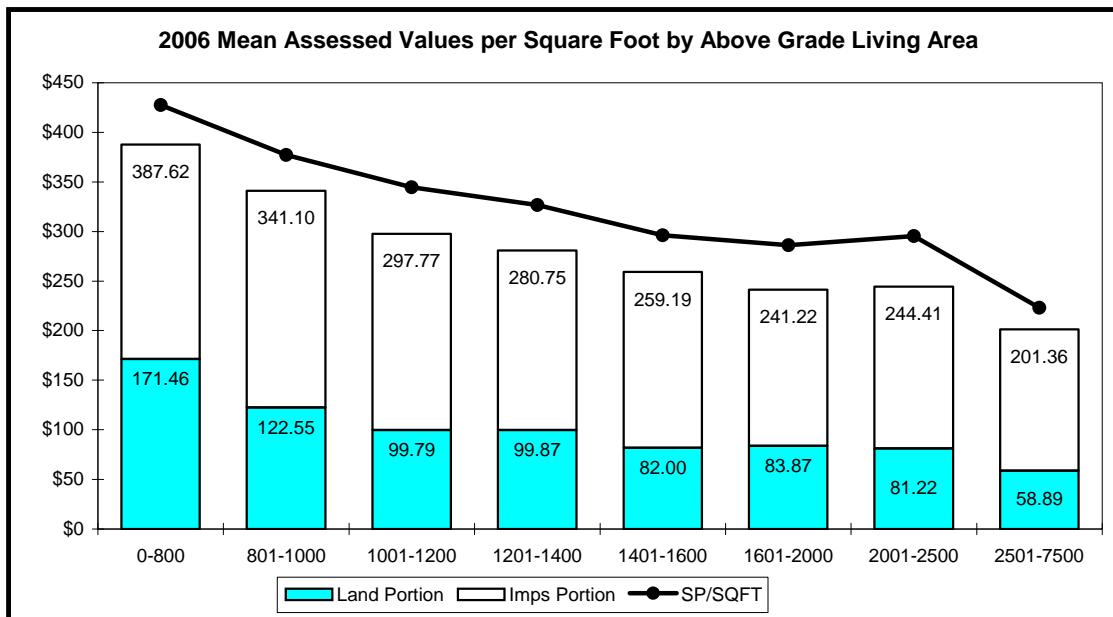
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated**



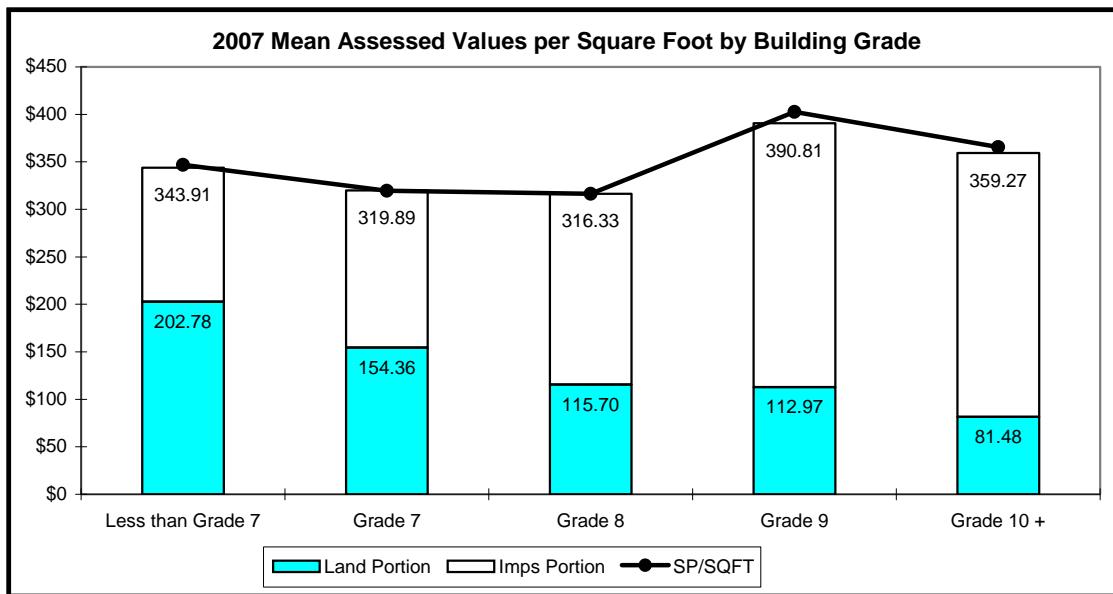
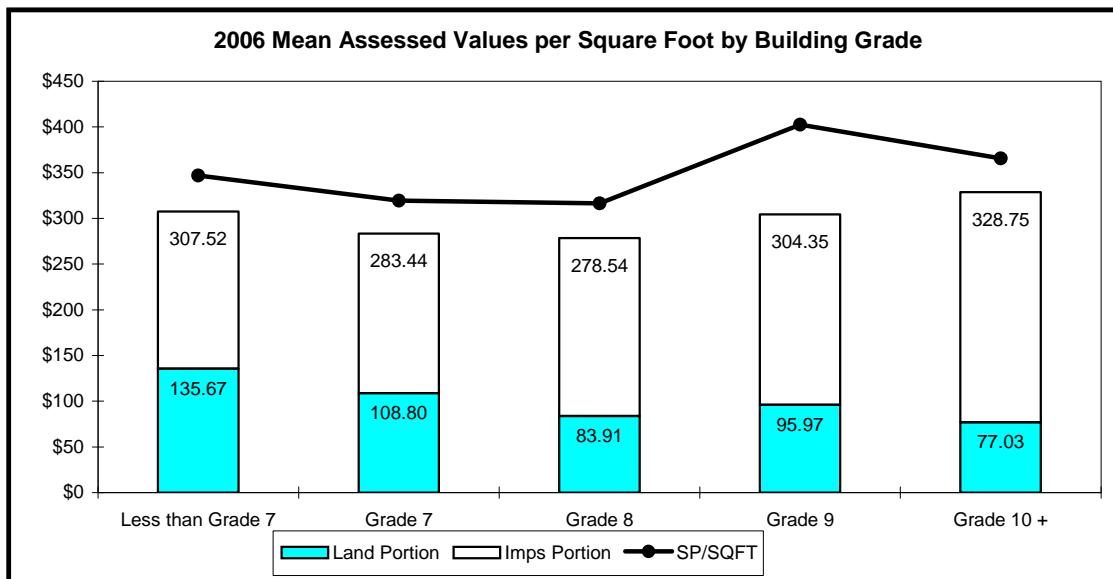
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area**



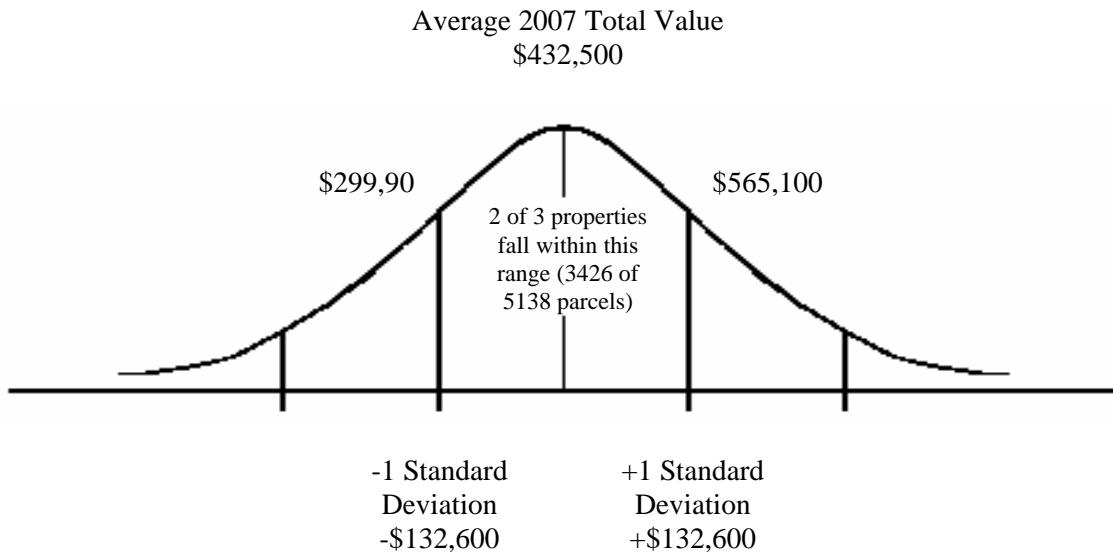
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## ***Comparison of 2006 and 2007 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

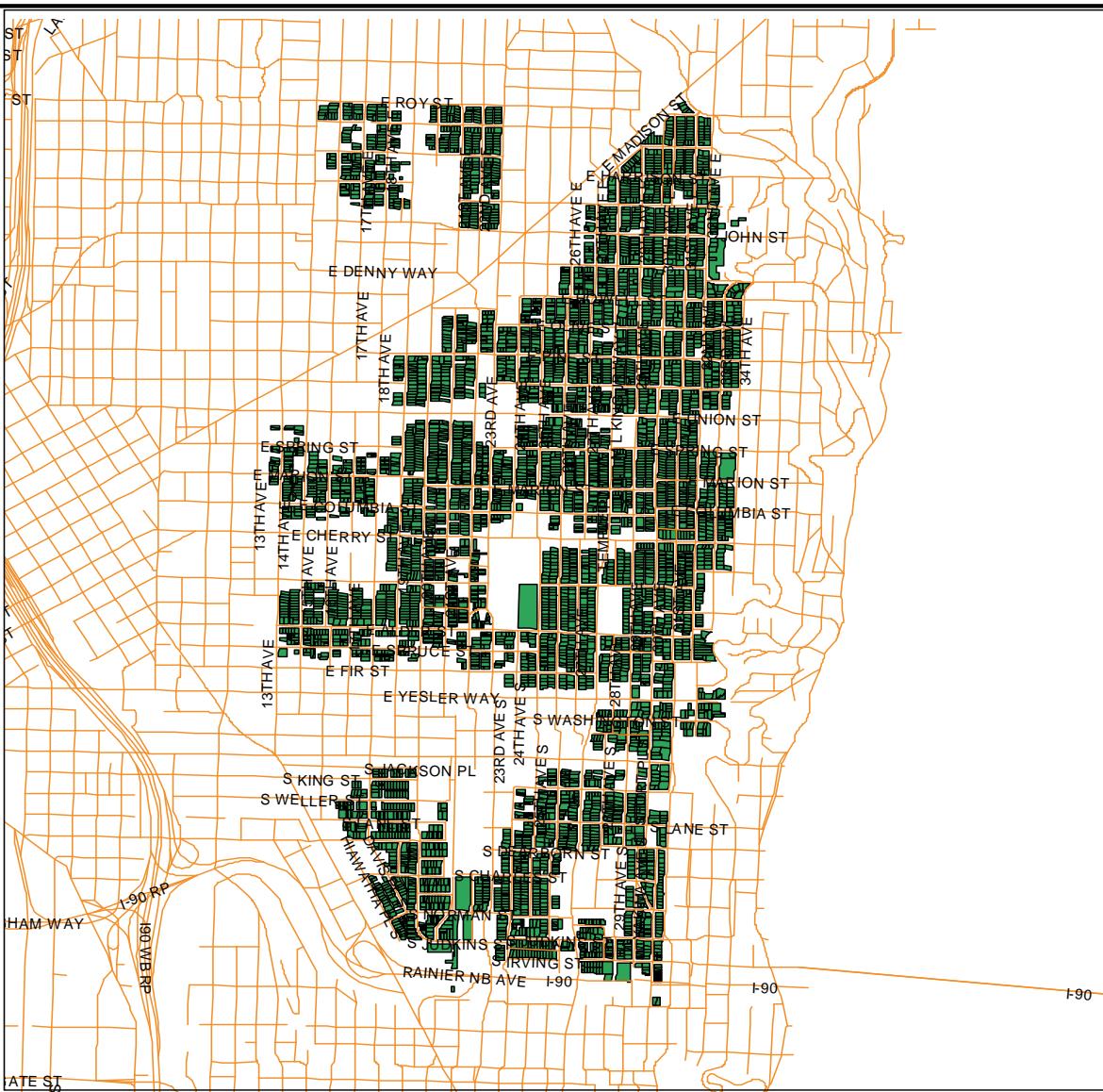
## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2006 or 2007 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area Map



### Area 15 Central Area

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May 1, 2007

0.06 0 0.06 0.12 0.18 0.24 0.3 Miles

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#### Legend

- Wc streets.shp
- Area 15 report project.shp

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2004 to 1/2007 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: Central Area

**Boundaries:** I-5 on the west, I-90 on the south, Between 31<sup>st</sup> Avenue S & 34<sup>th</sup> Avenue on the east to Madison Street, 23<sup>rd</sup> Avenue north from Madison Street to East Roy Street and then East Roy Street on the north.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 15 is located East of down town Seattle and West of the Montlake, Madison Park, Denny Blain, Madrona and Leschi neighborhoods. It is located south of Capitol Hill and north of I-90. The most desirable sections are the northerly area (neighborhood 1) due to it's proximity to the Capitol Hill neighborhood and the easterly section due to it's proximity to the Madrona and Washington Park neighborhoods.

The last few years have seen a boom in new construction of new detached and attached (town houses) homes. There has also been a great deal of remodeling of existing homes.

For valuation purposes, Area 15 was divided into 7 neighborhoods or market segments. A map and description of these neighborhoods will be found in the land model section of this report.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 19.36% to 14.59%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2004 to 1/2007 were given primary consideration for valuing land. Our vacant land sales were supplemented by the use of the allocation approaches in neighborhoods with few vacant land sales. In addition, we looked at tear down sales, especially those to new home builders, as additional supporting evidence. Each tear down sale was analyzed for contributory improvement value and reconciled with analysis of allocations (land to total value) and abstractions.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

Area 15 is an older urban neighborhood but sufficient land sales were identified to create a land model (schedule). Vacant land sales were supplemented by sales where developers tore down an existing house and built a new one.

Characteristics found to have the most influence on land values in Area 15 are location, zoning and to a lesser extent, views. Characteristics found to have the most negative influence on land values in Area 15 are traffic noise, commercial influence and topography. Parcels with a zoning higher than single family (L-1, LDT, etc.) are almost exclusively being developed with townhouse or clustered cottage developments.

Based on land and improved sales it was determined that neighborhoods 1 and 6 were the most expensive and that neighborhood 8 was the least expensive. Generally land values increased moving from south to north based on sales.

Area 15 was divided into 7 neighborhoods or market segments:

- Neighborhood 1 is located west of 23<sup>rd</sup> AV East and north of Madison Street. It is the most expensive neighborhood due to its proximity the upscale Capitol Hill neighborhood. 91% of the parcels are zoned single family and the remaining parcels have a higher zoning.
- Neighborhood 3 is located south of Madison Street, west of 23<sup>rd</sup> Avenue and north of Yesler Way. 51% of the parcels are zoned single family and the remaining parcels have a higher zoning.
- Neighborhood 4 is located directly east of neighborhood 3 and west of Martin Luther King Jr. Way. 74% of the parcels are zoned single family and the remaining parcels have a higher zoning.
- Neighborhood 5 directly east of neighborhood 4, west of 32<sup>nd</sup> Avenue and north of Union Street. 98% of the parcels are zoned single family and the remaining parcels have a higher zoning. The area affected and the amount of impact will be discussed in a later paragraph.
- Neighborhood 6 is located west of 34<sup>th</sup> Avenue, north of Yesler Way, east of Martin Luther King Way (south of Union Street), east of 32<sup>nd</sup> Avenue (north of Union Street) and south of East Denny Way. 99% of the parcels are zoned single family and the remaining parcels have a higher zoning.
- Neighborhood 8 is located south of Yesler Way and west of 29<sup>th</sup> Avenue South. 45% of the parcels are zoned single family and the remaining parcels have a higher zoning.
- Neighborhood 10 is located south of Yesler Way and lies generally between 29<sup>th</sup> Avenue South and 31<sup>st</sup> Avenue South. 83% of the parcels are zoned single family and the remaining parcels have a higher zoning.

The northerly section of neighborhood 5 was adversely affected by flooding this past November. The area affected was in the area of a new City of Seattle detention pond. Since this problem is not solvable at this time a reduction of 30% was applied to the base land value of the impacted lots. A map showing the location of the impacted lots follows.

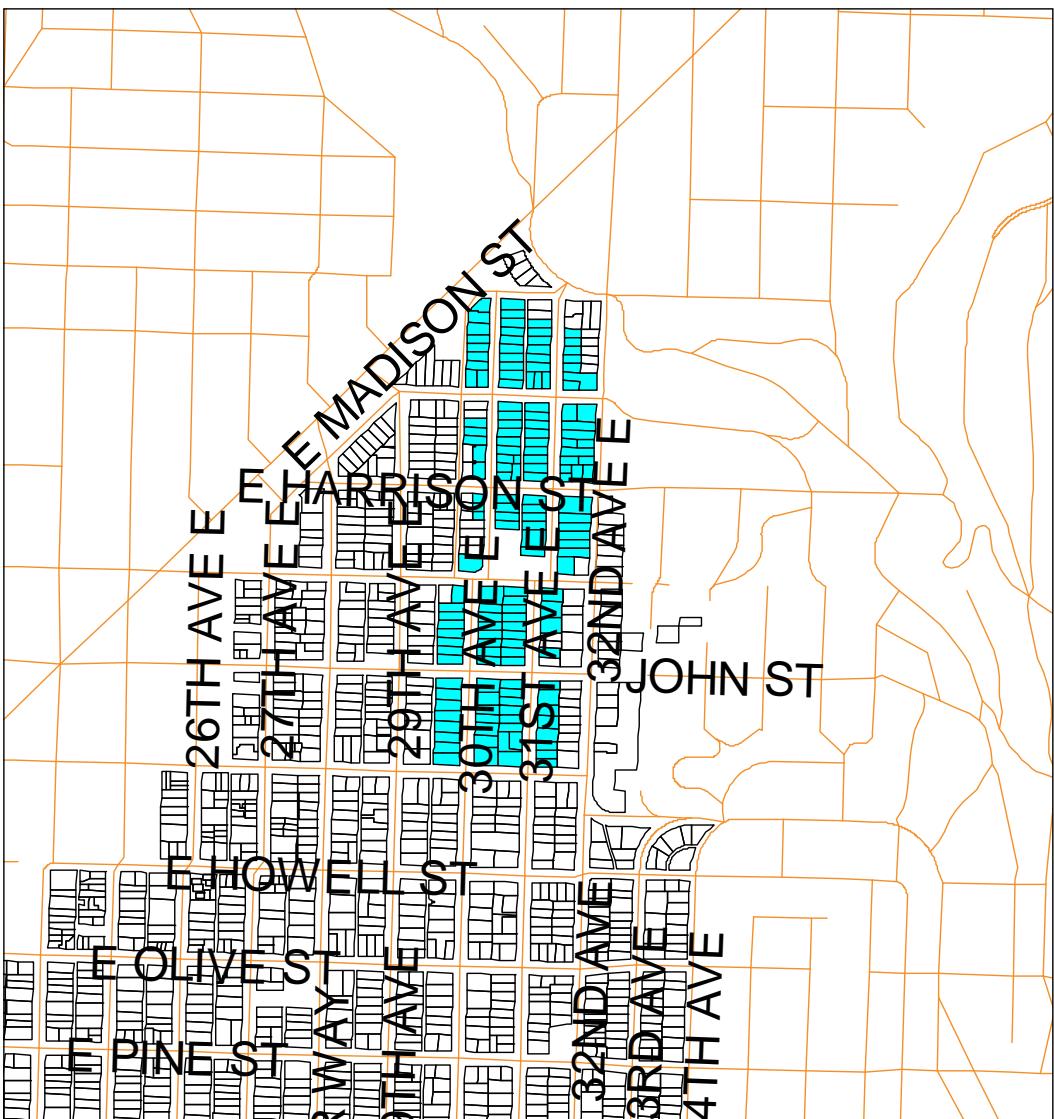
### **Overview of land valuation process:**

Base land value was determined. The neighborhood adjustment was applied. Then all negative adjustments were taken together and applied. Finally all positive adjustments were taken together and applied.

For each property the primary (highest value) view(s) was determined and the appropriate adjustment was applied based only on the primary view(s). In area 15 where there are Lake Washington, Seattle skyline or Puget Sound views they are, in all cases, the primary view(s) and are additive in determining land value. Where these primary views exist, they take precedence over other views.

For example a parcel with average Seattle Skyline, fair Puget Sound and good mountain views would get a 20% positive adjustment (10% for average Seattle Skyline + 10% for fair Puget Sound + 0% for good mountain views).

A list of vacant sales used and those considered not reflective of market are included in the following sections.



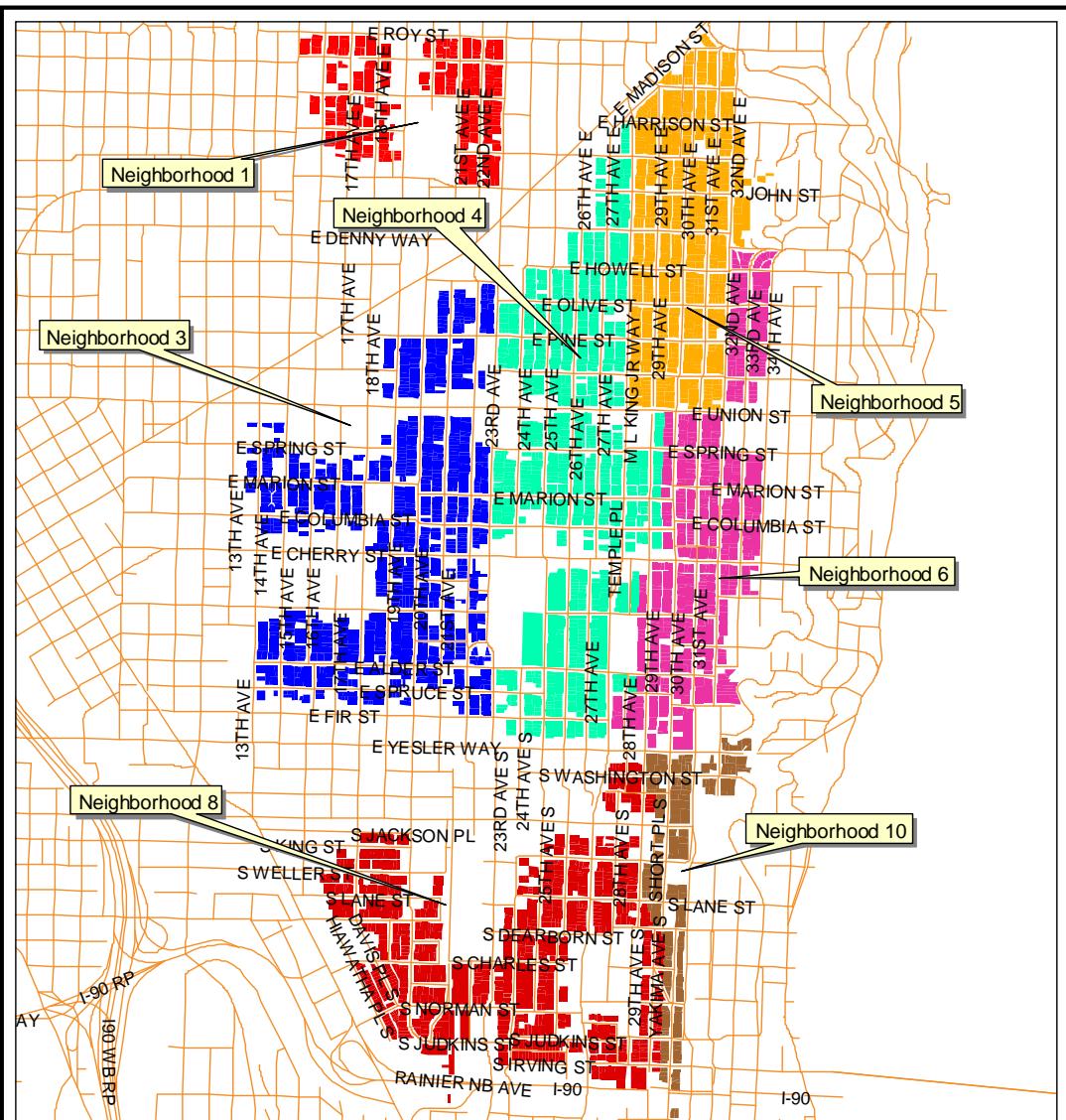
## Madison Valley Flood Impact Area

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May 2, 2007  
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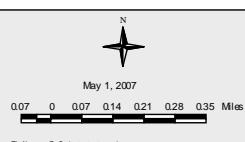
Legend  
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 Madison Valley Flood area.shp  

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## Area 15 Neighborhoods

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### Legend

- Wc\_streets.shp
- Area 15 Neighborhoods.shp
- 1
- 3
- 4
- 5
- 6
- 8
- 10

## **Land Value Model Calibration**

### **Area 15 Land Value Chart**

Lot size	SF 5000	LDT	L-1, RSL/TC	Neighborhood Factor		
				Neighborhood	Number	Factor
1	\$1,000	\$1,000	\$1,000		1	1.00
700	\$120,000	\$120,000	\$120,000		3	0.75
1,500	\$150,000	\$150,000	\$150,000		4	0.80
2,500	\$195,000	\$195,000	\$195,000		5	0.80
3,000	\$240,000	\$240,000	\$300,000		6	1.00
3,500	\$255,000	\$255,000	\$300,000		8	0.65
4,000	\$270,000	\$270,000	\$360,000		10	0.65
4,500	\$273,000	\$273,000	\$360,000			
5,000	\$276,000	\$410,000	\$450,000			
5,500	\$279,000	\$413,000	\$450,000			
6,000	\$282,000	\$595,000	\$600,000			
6,500	\$285,000	\$600,000	\$600,000			
7,000	\$288,000	\$600,000	\$600,000			
8,000	\$291,000	\$720,000	\$720,000			
9,000	\$294,000	\$720,000	\$720,000			
10,000	\$540,000	\$840,000	\$840,000			
11,000	\$546,000	\$840,000	\$840,000			
12,000	\$552,000	\$920,000	\$920,000			

#### **Negative adjustments**

TRAFFIC NOISE	Adjust
Moderate	10%
Heavy	20%
Extreme	30%

Topo	
Yes	10%

ACCESS	
Restricted	5%
Legal	
Undeveloped	25%
Private	0%
Public	0%
Walk Ins	20%

Water Problem	
Yes	10%

Restrict Size	
Shape	
Yes	10%

Other Problem	
Yes	10%

#### **Positive (view) adjustments**

View	Code	Adjust
Lake Wash.		
	Fair	15%
	Average	25%
	Good	35%

Puget Sound		
	Fair	10%
	Average	15%

Seattle Skyline		
	Average	10%
	Good	15%

Territorial		
	Average	5%
	Good	10%
	Excellent	15%

Mountain		
	Average	5%
	Good	10%
	Excellent	15%

***Vacant Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	125020	0615	7/13/2004	75000	1860	N	N
3	225450	2335	5/10/2006	250000	4800	N	N
3	277910	0102	6/5/2006	210000	4000	N	N
3	713230	0025	4/7/2005	120000	8008	N	N
3	754480	0105	12/30/2005	260000	3000	N	N
3	754480	0110	12/30/2005	255000	3000	N	N
3	794260	1765	1/26/2004	155000	5120	N	N
3	794260	2130	7/12/2006	187000	3360	N	N
3	912610	1305	6/6/2006	135000	6000	N	N
4	177850	0015	5/24/2005	260000	4000	N	N
4	501600	0295	4/19/2004	195000	3739	N	N
4	501600	0450	1/4/2005	175000	5120	N	N
4	757620	0012	1/18/2006	285000	3917	Y	N
4	757620	0170	3/19/2004	160000	4000	N	N
4	910300	0500	8/14/2006	290000	5940	N	N
4	912610	2040	7/5/2006	125000	3574	N	N
4	920990	0280	2/11/2004	182000	3937	N	N
4	982820	1890	8/23/2005	200000	4800	N	N
4	982870	0605	5/12/2006	285000	4400	N	N
4	982870	1211	5/24/2004	150000	4489	N	N
4	982870	1216	10/9/2006	185000	4477	N	N
11	364410	0175	1/4/2006	200000	4800	Y	N
11	364410	0495	8/10/2006	436100	4750	Y	N
11	684170	0030	6/21/2004	250000	4500	N	N
11	936360	0140	12/12/2005	315000	4005	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	134430	0060	10/12/2004	211500	NO MARKET EXPOSURE;
3	193730	0270	10/7/2005	164100	TEAR DOWN; BANKRUPTCY - RECEIVER OR TRUSTEE;
3	225450	2092	1/14/2005	70000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	303720	0046	10/1/2005	291000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
3	331950	2178	10/8/2004	175000	NO MARKET EXPOSURE; AND OTHER WARNINGS
3	794260	1592	4/12/2004	175000	SEGREGATION AND/OR MERGER;
3	872810	0660	2/20/2006	118000	QUIT CLAIM DEED; AND OTHER WARNINGS;
3	982670	1744	3/24/2006	136000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE;
3	982670	1745	1/3/2005	300000	SEGREGATION AND/OR MERGER;
4	118900	1285	11/29/2004	460000	SEGREGATION AND/OR MERGER;
4	501600	0295	4/2/2004	120000	NO MARKET EXPOSURE AND OTHER WARNINGS;
4	501600	0355	10/17/2005	108500	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	501600	0355	3/29/2005	129500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
4	721740	0490	2/26/2004	140000	TEAR DOWN;
4	796010	0365	3/21/2006	111000	NO MARKET EXPOSURE;
4	910300	0500	7/21/2006	240000	NO MARKET EXPOSURE;
4	920990	0276	12/16/2004	125000	NO MARKET EXPOSURE;
11	036600	0094	12/14/2006	300000	PERSONAL PROPERTY INCLUDED; OTHER WARNINGS
11	379600	0150	10/31/2006	10000	GOVERNMENT AGENCY AND OTHER WARNINGS;
11	936360	0385	2/25/2005	10178	RELATED PARTY, FRIEND, OR NEIGHBOR;

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development.

Additionally, all sales from 1/2004 to 1/2007 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

840 sales were used to value the 5138 improved parcels in area 15. The valuation model applied to most properties was calibrated using multiple regression analysis, a statistical technique for estimating market value from sales and property characteristics. The valuation model incorporates characteristics that influence property values in the area. These characteristics include land value, neighborhood, replacement cost new, age, grade, total basement area and condition. Adjustments for the characteristics were derived from the sales sample. The resulting value estimates were applied to the majority pf the improved parcels in the area.

### **Model adjustments**

- After the model was developed, it was determined that an additional adjustment was necessary. Improvements built before 1940 & renovated after 1994 were valued using EMV based on very good condition with no year renovated.
- The land value of the parcels in the “Madison Valley Flood Impact Area” was reduced by 30%. After the EMV generated improvement value was determined (total EMV less none adjusted land value) and applied, the land value was reduced by 30%.
- Improvements on L-1 zoned parcels larger than 9599 square feet were obsolesced by 99% and the improvements were valued at RCNLD.

The improved parcel total value models are included later in this report.

## **Improved Parcel Total Value Model Calibration**

### **EMV Model**

Variables	Definitions/Transformations
Nghb1YN	(Nghb=1)*(LN(10))
Nghb5YN	(Nghb=5)*(LN(10))
Nghb6YN	(Nghb=6)*(LN(10))
Nghb10YN	(Nghb=10)*(LN(10))
BaseLandC	LN(BaseLand/1000)
AgeC	LN(Age+1)
OldAgeYN	(Age>68)*(LN(10))
FairYN	(Cond=2)*(LN(10))
GoodYN	(Cond=4)*(LN(10))
VGoodYN	(Cond=5)*(LN(10))
TotBsmtC	LN((TotBsmt/100)+1)
CombCost	LN((BldgRCN+AccyRcnld)/1000)
LowGradeYN	(Grade<7)*(LN(10))
Grade8YN	(Grade=8)*(LN(10))
Grade9YN	(Grade=9)*(LN(10))
HigradeYN	(Grade>9)*(LN(10))

EMV Formula

Model:

$$3.12804 + 7.230701E-02 * \text{Nghb1YN} + 2.615951E-02 * \text{Nghb5YN} + 3.512683E-02 * \text{Nghb6YN} + \\ 6.517375E-02 * \text{Nghb10YN} + .2457941 * \text{BaseLandC} - 5.306185E-02 * \text{AgeC} + \\ .0213057 * \text{OldAgeYN} - 7.702099E-02 * \text{FairYN} + 3.501854E-02 * \text{GoodYN} + 7.998104E-02 * \text{VGoodYN} + 1.467177E-02 * \text{TotBsmtC} + .3334195 * \text{CombCost} - 1.745014E-02 * \text{LowGradeYN} + \\ 2.893793E-02 * \text{Grade8YN} + .1151954 * \text{Grade9YN} + .1427676 * \text{HigradeYN}$$

Total value (EMV) = exponential sum of the coefficients times 1000

EMV values were not generated for:

- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
  
- Parcels with more than one building were valued using EMV for the primary building plus a derivative of depreciated cost for the additional building(s).
- If EMV is less than base land a derivative of depreciated cost was used for building value.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	331950	1720	8/19/2005	233000	900	0	5	1943	3	2800	N	N	1807 S KING ST
3	193730	0020	3/18/2004	199950	550	0	6	1943	3	4000	N	N	1812 S DEARBORN ST
3	684070	1080	9/20/2005	249000	600	0	6	1948	3	4500	N	N	306 26TH AVE
3	912610	1445	4/25/2006	326800	640	0	6	1909	5	1800	N	N	2114 E MARION ST
3	912610	1201	5/11/2006	326001	680	0	6	1917	4	4800	N	N	710 21ST AVE
3	332000	0730	8/16/2005	277000	700	0	6	1918	3	3360	N	N	1634 S LANE ST
3	605860	0330	1/7/2005	240000	740	0	6	1943	3	3774	N	N	917 24TH AVE S
3	712830	0665	5/18/2006	314000	740	0	6	1904	3	3000	N	N	2023 S DEARBORN ST
3	140030	0096	7/26/2005	243000	760	0	6	1910	3	1904	N	N	707 MARTIN LUTHER KING JR WAY S
3	684070	1355	2/7/2005	270000	780	0	6	1945	4	4300	N	N	213 MARTIN LUTHER KING JR WAY
3	722850	0685	10/22/2004	319950	780	0	6	1907	3	2100	N	N	1616 22ND AVE
3	605860	0060	8/2/2004	300000	830	0	6	1900	5	2500	N	N	2511 S DEARBORN ST
3	193730	0010	7/15/2004	300000	850	140	6	1945	4	6000	N	N	1806 S DEARBORN ST
3	981870	0175	10/12/2006	420000	880	280	6	1973	4	3000	N	N	169 27TH AVE
3	912610	0550	7/5/2006	315000	910	0	6	1900	2	3600	N	N	529 21ST AVE
3	042404	9038	9/29/2004	215000	940	0	6	1906	3	6000	N	N	1103 26TH AVE S
3	125020	0675	10/13/2006	425000	940	0	6	1901	4	4999	N	N	504 26TH AVE S
3	722850	1240	3/4/2004	240000	940	0	6	1921	4	5207	N	N	920 21ST AVE
3	722850	1405	6/9/2006	339900	940	0	6	1904	4	3750	N	N	963 21ST AVE
3	605860	0235	6/6/2006	374000	980	0	6	1905	4	3800	N	N	803 24TH AVE S
3	912610	0190	7/22/2004	295000	980	730	6	1904	3	3600	N	N	718 20TH AVE
3	912610	0156	1/10/2005	268000	990	0	6	1903	3	2550	N	N	825 21ST AVE
3	128530	0035	8/1/2006	400000	1000	0	6	1942	3	9200	N	N	2419 S JUDKINS ST
3	246090	0035	2/9/2005	299000	1000	0	6	1900	4	3103	N	N	945 24TH AVE S
3	722850	1655	3/22/2005	352000	1020	0	6	1901	4	5000	N	N	1455 21ST AVE
3	912610	1580	1/31/2006	370500	1020	350	6	1966	3	2580	N	N	802 22ND AVE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	331950	1765	3/15/2006	395500	1030	800	6	1900	4	4480	N	N	1843 S KING ST
3	125020	0250	11/1/2005	475950	1040	0	6	1900	4	7200	N	N	531 26TH AVE S
3	125020	0713	8/23/2004	219000	1060	0	6	1901	4	1550	N	N	540 26TH AVE S
3	193480	0190	11/28/2005	238250	1060	0	6	1989	3	2694	N	N	1717 E SPRUCE ST
3	912610	0575	2/10/2005	302000	1060	710	6	1917	3	3600	N	N	414 20TH AVE
3	636290	0180	10/17/2006	327000	1070	0	6	1954	3	5040	N	N	713 MARTIN LUTHER KING JR WAY S
3	912610	1385	6/29/2004	282500	1080	0	6	1903	4	3600	N	N	813 22ND AVE
3	095500	0095	4/18/2006	416000	1100	0	6	1900	5	3200	N	N	2208 E JOHN ST
3	140030	0090	6/8/2006	379000	1170	0	6	1999	3	5088	N	N	709 MARTIN LUTHER KING JR WAY S
3	712830	0455	8/25/2004	233000	1200	0	6	1904	3	4500	N	N	2014 S INGERSOLL PL
3	722850	1035	1/30/2004	317000	1230	0	6	1909	3	3810	N	N	1428 21ST AVE
3	605860	0260	10/1/2005	329000	1240	0	6	1907	3	5000	N	N	817 24TH AVE S
3	516070	0035	2/10/2006	362000	1300	0	6	1900	4	4000	N	N	926 24TH AVE S
3	152330	0040	8/23/2006	345000	1480	0	6	1900	3	4340	N	N	919 25TH AVE S
3	982670	1660	2/7/2005	438000	2640	0	6	1984	3	4440	N	N	172 22ND AVE
3	794260	1650	11/13/2006	310000	660	0	7	1903	3	4000	N	N	1811 E JEFFERSON ST
3	225850	0020	7/23/2004	293000	710	0	7	1912	4	4930	N	N	703 19TH AVE
3	794260	0995	5/12/2004	307000	820	680	7	1926	3	4800	N	N	320 14TH AVE
3	912610	0305	7/12/2005	475000	830	830	7	1905	4	4200	N	N	2011 E CHERRY ST
3	912610	1541	5/12/2005	305000	830	740	7	1995	3	2580	N	N	2207 E MARION ST
3	225450	1476	12/16/2004	264950	830	0	7	2004	3	1062	N	N	908 B 14TH AVE
3	225450	1477	11/18/2004	266950	830	0	7	2004	3	1062	N	N	908 A 14TH AVE
3	042404	9059	11/22/2004	292500	840	560	7	2002	3	2445	N	N	1110 26TH AVE S
3	193480	0191	4/7/2005	299000	840	390	7	2005	3	806	N	N	175 18TH AVE
3	193480	0192	4/7/2005	299000	840	390	7	2005	3	1170	N	N	173 18TH AVE
3	722850	1845	2/27/2004	304000	850	0	7	1902	4	3750	N	N	1643 21ST AVE
3	636290	0055	12/27/2006	419975	870	630	7	2003	3	2398	N	N	719 25TH AVE S
3	981870	0505	6/22/2004	319500	870	630	7	1949	4	4500	N	N	306 27TH AVE
3	636290	0007	7/25/2005	329000	870	630	7	2003	3	2506	N	N	718 24TH AVE S
3	636290	0053	6/24/2005	329000	870	630	7	2003	3	2431	N	N	721 25TH AVE S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	636290	0009	7/21/2005	329000	870	630	7	2003	3	2286	N	N	720 24TH AVE S
3	225550	0135	3/13/2006	452500	880	0	7	1900	3	4800	N	N	1619 E COLUMBIA ST
3	981870	0015	6/18/2004	322500	900	900	7	1924	4	3000	N	N	160 26TH AVE
3	193480	0156	8/30/2005	279000	900	0	7	2005	3	1832	N	N	163 19TH AVE
3	193480	0157	8/30/2005	281000	900	0	7	2005	3	1326	N	N	161 19TH AVE
3	636290	0151	1/12/2006	284000	900	170	7	2005	3	873	N	N	2608 S DEARBORN ST
3	636290	0152	12/13/2005	305000	900	170	7	2005	3	1540	N	N	2610 S DEARBORN ST
3	095800	0245	11/16/2005	420000	910	0	7	1912	5	4935	N	N	328 21ST AVE E
3	225450	1775	1/3/2005	285000	920	0	7	1900	3	3600	N	N	824 15TH AVE
3	722850	1312	7/28/2005	330000	930	440	7	1977	3	3810	N	N	964 21ST AVE
3	722850	2089	7/5/2005	375000	930	0	7	1907	3	2709	N	N	1913 E PINE ST
3	193480	0161	8/30/2005	277000	960	0	7	2005	3	1691	N	N	167 C 19TH AVE
3	193480	0162	8/3/2005	284950	960	0	7	2005	3	1829	N	N	167 A 19TH AVE
3	193480	0163	8/30/2005	285000	960	0	7	2005	3	1497	N	N	167 B 19TH AVE
3	754480	0130	2/25/2005	253950	970	0	7	1900	4	1650	N	N	411 23RD AVE
3	277910	0431	8/10/2005	370000	990	700	7	1953	3	5500	N	N	162 24TH AVE
3	912610	0311	11/4/2005	387000	1000	300	7	1906	4	2720	N	N	618 20TH AVE
3	246090	0090	11/30/2006	335000	1010	0	7	1908	3	3893	N	N	933 23RD AVE S
3	722850	1780	8/22/2006	424950	1010	0	7	1904	4	3750	N	N	1434 20TH AVE
3	982670	1760	7/31/2006	400000	1010	960	7	1980	3	5120	N	N	212 22ND AVE
3	684070	0380	6/29/2005	385000	1020	0	7	1949	3	5000	N	N	506 26TH AVE
3	193730	0050	4/18/2006	370000	1030	0	7	1921	4	4000	Y	N	1838 S DEARBORN ST
3	605860	0195	10/17/2005	428000	1030	420	7	1971	3	5000	N	N	827 25TH AVE S
3	722850	1290	3/28/2005	303000	1030	0	7	1902	3	5080	N	N	950 21ST AVE
3	937930	0030	3/30/2005	235000	1030	0	7	1995	3	1960	N	N	524 24TH AVE S
3	501100	0090	2/15/2005	450000	1040	300	7	1996	3	4000	N	N	615 23RD AVE E
3	684070	1390	5/22/2006	358000	1040	0	7	1928	4	4300	N	N	163 MARTIN LUTHER KING JR WAY
3	722850	0455	4/5/2005	330000	1040	1040	7	1918	4	2686	N	N	915 23RD AVE
3	516070	0065	1/14/2004	305000	1050	0	7	2004	3	4000	N	N	949 25TH AVE S
3	754480	0405	5/11/2005	269950	1060	270	7	2003	3	1598	N	N	518 22ND AVE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	794260	2080	8/17/2004	389000	1060	790	7	1900	3	2774	N	N	220 17TH AVE
3	754480	0402	2/14/2005	266000	1060	270	7	2003	3	1465	N	N	520 22ND AVE
3	754480	0403	7/27/2005	269950	1060	270	7	2003	3	1418	N	N	516 22ND AVE
3	754480	0404	5/18/2005	271000	1060	270	7	2003	3	1539	N	N	2207 JAMES ST
3	331950	2174	2/21/2006	371500	1070	170	7	2006	3	1220	N	N	1631 A S WELLER ST
3	331950	2176	3/31/2006	369950	1070	170	7	2006	3	1220	N	N	1631 B S WELLER ST
3	684070	0270	3/14/2005	375000	1080	1080	7	1926	4	5000	N	N	532 25TH AVE
3	722850	0375	2/29/2004	340000	1080	910	7	1926	3	4740	N	N	937 23RD AVE
3	722850	0770	3/9/2004	339950	1080	0	7	1900	4	2508	N	N	1617 22ND AVE
3	912610	0010	5/11/2004	318000	1080	0	7	1900	3	3600	N	N	906 20TH AVE
3	125020	0685	11/15/2004	275000	1100	0	7	1909	2	3600	N	N	516 26TH AVE S
3	912610	0491	9/26/2005	410000	1110	1000	7	1977	3	4407	N	N	507 21ST AVE
3	912610	0980	11/19/2004	329950	1110	0	7	1900	3	3600	N	N	508 21ST AVE
3	912610	1261	8/22/2005	376000	1120	0	7	1900	5	5400	N	N	717 22ND AVE
3	722850	0705	4/7/2005	278000	1140	0	7	1901	3	2322	N	N	1606 22ND AVE
3	981870	0085	3/20/2006	450000	1140	500	7	1924	4	6000	N	N	194 26TH AVE
3	331950	2171	6/5/2006	384950	1140	280	7	2002	3	1688	N	N	1623 S WELLER ST
3	331950	2177	6/14/2005	325000	1140	280	7	2002	3	1688	N	N	1623 S WELLER ST
3	125020	0216	1/6/2005	410000	1150	530	7	2004	3	3280	N	N	2500 S LANE ST
3	331950	1830	11/16/2004	385000	1150	300	7	1981	4	4800	N	N	1818 S WELLER ST
3	331950	2035	7/24/2006	410000	1150	880	7	1978	3	6600	N	N	2032 S LANE ST
3	912610	0331	4/7/2006	415000	1150	0	7	1903	4	3600	N	N	606 20TH AVE
3	605860	0050	11/21/2005	379999	1160	0	7	1910	4	3366	N	N	828 26TH AVE S
3	303720	0010	2/25/2005	335000	1180	0	7	2004	3	2090	N	N	166 A 17TH AVE
3	073000	0050	6/7/2006	450000	1190	140	7	1946	3	6518	N	N	2607 S JUDKINS ST
3	981870	0095	8/9/2005	465000	1200	0	7	1925	4	5500	N	N	198 26TH AVE
3	331950	2178	2/15/2006	409450	1200	240	7	2006	3	2041	N	N	1629 S WELLER ST
3	303720	0012	4/13/2005	309950	1200	0	7	2004	3	836	N	N	166 B 17TH AVE
3	303720	0014	4/13/2005	315000	1200	0	7	2004	3	1473	N	N	166 C 17TH AVE
3	036300	0050	8/16/2005	415000	1210	0	7	1907	4	4500	N	N	172 25TH AVE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	722850	2130	10/28/2005	420000	1210	460	7	1904	3	3630	N	N	1441 20TH AVE
3	684070	1350	7/9/2004	285000	1220	0	7	1923	3	5000	N	N	217 MARTIN LUTHER KING JR WAY
3	225450	2360	11/2/2004	350000	1230	700	7	1947	4	5120	N	N	707 20TH AVE
3	303720	0060	7/18/2006	385900	1230	0	7	1900	4	2150	N	N	1610 E SPRUCE ST
3	713230	0686	3/26/2004	310000	1260	300	7	1906	4	2752	Y	N	1124 HIAWATHA PL S
3	794260	1360	11/12/2004	369950	1260	0	7	1902	4	5120	N	N	310 16TH AVE
3	125020	0592	4/25/2005	394000	1260	420	7	2002	3	1800	N	N	416 26TH AVE S
3	000760	0036	5/25/2006	429500	1270	0	7	1912	3	3500	N	N	193 26TH AVE
3	722850	0665	10/20/2005	380100	1270	0	7	1905	5	2370	N	N	1622 22ND AVE
3	516070	0080	9/22/2006	344000	1280	0	7	1996	3	4000	N	N	2508 S NORMAN ST
3	722850	1590	8/10/2006	360000	1280	0	7	1902	3	5000	N	N	966 20TH AVE
3	723460	1575	7/11/2005	309000	1300	0	7	1943	3	7260	N	N	907 19TH AVE
3	723460	1580	6/7/2004	356000	1300	0	7	1943	3	7751	N	N	901 19TH AVE
3	134430	0185	7/22/2004	400000	1310	380	7	1908	4	4200	N	N	523 23RD AVE E
3	712830	0875	7/29/2004	320000	1310	0	7	1996	3	3000	N	N	2010 S DEARBORN ST
3	794260	1565	5/12/2005	400000	1310	80	7	1944	3	9400	N	N	1710 E ALDER ST
3	130330	0055	11/18/2004	433000	1320	0	7	1901	5	2542	N	N	327 19TH AVE E
3	605860	0390	1/18/2005	286000	1330	200	7	1907	3	3300	Y	N	911 23RD AVE S
3	277910	0135	7/2/2004	364000	1360	0	7	1926	4	3040	N	N	207 25TH AVE
3	981870	0720	7/14/2004	303500	1360	0	7	1999	3	2300	N	N	522 27TH AVE
3	042404	9069	12/15/2004	287000	1370	0	7	1996	3	5003	N	N	2408 S JUDKINS ST
3	712830	0870	12/16/2005	374000	1370	0	7	1900	4	3000	N	N	2012 S DEARBORN ST
3	814120	0035	5/10/2004	400000	1370	0	7	1924	3	4000	N	N	2008 E REPUBLICAN ST
3	722850	1790	9/28/2006	529950	1380	0	7	1900	4	7500	Y	N	1438 20TH AVE
3	246090	0036	4/28/2004	289900	1400	0	7	1900	4	2160	N	N	949 24TH AVE S
3	423240	1145	6/26/2004	396500	1400	0	7	1927	3	5400	N	N	425 19TH AVE E
3	605860	0405	10/24/2006	460000	1400	1400	7	1907	4	3200	Y	N	917 23RD AVE S
3	000760	0043	6/8/2005	365000	1410	0	7	1904	3	3000	N	N	2311 E ALDER ST
3	722850	2120	7/10/2006	496000	1420	0	7	1900	4	7260	N	N	1447 20TH AVE
3	125020	0708	12/15/2005	349888	1430	0	7	2002	3	2400	N	N	530 26TH AVE S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	794260	2135	5/24/2006	435000	1430	0	7	1901	4	3360	N	N	1523 E ALDER ST
3	152330	0005	12/3/2004	370000	1440	0	7	1900	4	4340	N	N	902 24TH AVE S
3	193730	0190	5/2/2005	340000	1440	530	7	1999	3	4530	Y	N	839 19TH AVE S
3	636290	0040	6/27/2005	364000	1440	0	7	1900	3	5040	N	N	733 25TH AVE S
3	722850	2280	5/31/2006	320000	1440	0	7	1904	3	4252	Y	N	1526 19TH AVE
3	872810	0750	6/16/2005	320000	1440	0	7	1996	3	3590	N	N	2023 S NORMAN ST
3	140030	0033	6/3/2005	346000	1440	0	7	1999	3	2563	N	N	703 25TH AVE S
3	140030	0081	10/11/2006	412000	1450	0	7	1993	3	4800	N	N	710 26TH AVE S
3	036300	0070	10/22/2004	312500	1460	0	7	1911	5	3000	N	N	179 26TH AVE
3	225450	1335	7/19/2005	449950	1460	0	7	1902	3	3600	N	N	1124 14TH AVE
3	794260	2165	7/19/2004	282000	1460	0	7	1929	3	1886	N	N	222 15TH AVE
3	814120	0046	8/25/2004	395000	1470	0	7	1909	3	3040	N	N	2018 E REPUBLICAN ST
3	912610	0065	12/11/2006	575000	1490	1170	7	1903	3	5400	N	N	816 20TH AVE
3	937930	0012	4/4/2006	379000	1490	0	7	1997	3	2400	N	N	508 24TH AVE S
3	134430	0195	11/16/2004	455000	1500	900	7	1921	5	4200	N	N	511 23RD AVE E
3	193480	0120	9/23/2005	388000	1510	0	7	1901	4	1635	N	N	1801 E SPRUCE ST
3	121100	0100	8/11/2004	333700	1520	0	7	1908	3	3500	N	N	530 26TH AVE
3	332000	0870	3/28/2006	365000	1520	0	7	1915	2	4920	Y	N	703 18TH AVE S
3	605860	0325	11/6/2006	350000	1520	0	7	1917	3	5000	N	N	911 24TH AVE S
3	981870	0180	5/24/2005	285000	1520	0	7	1902	3	5000	N	N	167 27TH AVE
3	331950	2190	3/30/2005	435000	1540	960	7	2000	3	4480	N	N	1639 S WELLER ST
3	912610	1420	2/14/2006	365000	1550	0	7	1900	3	3600	N	N	906 21ST AVE
3	712830	0220	5/9/2005	412500	1550	0	7	1997	3	3000	N	N	2011 S INGERSOLL PL
3	095500	0120	8/3/2006	537000	1580	0	7	1900	4	3000	N	N	2204 E JOHN ST
3	225450	1340	10/10/2005	512000	1610	0	7	1902	4	3600	N	N	1122 14TH AVE
3	331950	1810	9/8/2004	315250	1610	0	7	1966	3	4480	N	N	1834 S WELLER ST
3	684070	1680	2/22/2006	432500	1620	0	7	1961	3	4600	N	N	123 26TH AVE
3	982670	1345	11/3/2006	465000	1620	0	7	1993	4	2640	N	N	2024 E SPRUCE ST
3	331950	2135	6/14/2004	328900	1630	0	7	1912	4	4480	N	N	1851 S WELLER ST
3	754480	0080	6/2/2006	425000	1640	0	7	1961	3	3700	N	N	307 23RD AVE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	277910	0006	6/30/2004	359000	1650	0	7	1991	3	3000	N	N	169 25TH AVE
3	332000	0985	5/22/2006	422500	1660	0	7	1900	4	5040	N	N	1851 S LANE ST
3	912610	0730	11/13/2006	440000	1670	0	7	1900	4	3600	N	N	317 21ST AVE
3	872810	0815	7/11/2005	442000	1680	1030	7	2004	3	3000	N	N	1126 21ST AVE S
3	095500	0060	11/10/2006	428000	1690	0	7	1906	2	4200	N	N	227 23RD AVE E
3	605860	0055	10/21/2004	359500	1700	600	7	1999	3	2500	N	N	2517 S DEARBORN ST
3	722850	0925	8/23/2005	400000	1750	0	7	1900	3	7620	N	N	1451 22ND AVE
3	121100	0170	3/18/2004	365000	1760	1060	7	1912	3	3500	N	N	543 27TH AVE
3	501100	0045	10/31/2005	450000	1760	0	7	1901	3	4000	N	N	605 22ND AVE E
3	636290	0120	3/15/2005	465000	1760	0	7	1900	4	5040	N	N	715 26TH AVE S
3	134430	0260	10/11/2004	407770	1770	0	7	1925	3	4200	N	N	343 23RD AVE E
3	036300	0030	2/11/2004	289000	1780	0	7	1901	3	3000	N	N	160 25TH AVE
3	722850	1640	7/19/2004	431000	1780	0	7	1991	3	5000	N	N	1459 21ST AVE
3	723460	0780	6/15/2004	359950	1780	0	7	1900	3	3600	N	N	915 17TH AVE
3	722850	1875	6/8/2005	720000	1800	1040	7	2000	3	5000	N	N	1621 21ST AVE
3	722850	0600	3/2/2006	480000	1810	0	7	1984	3	2226	N	N	2215 E OLIVE ST
3	722850	0865	11/3/2005	428000	1810	0	7	1902	3	4064	N	N	1644 21ST AVE
3	723460	1520	8/17/2006	517000	1820	1200	7	1959	4	4920	Y	N	1814 E SPRING ST
3	981870	0265	9/14/2005	443000	1840	0	7	1901	4	4000	N	N	168 27TH AVE
3	712830	0135	4/4/2006	464000	1890	0	7	1905	4	3000	Y	N	905 20TH AVE S
3	794260	2125	7/15/2004	360000	1900	0	7	1902	4	3864	N	N	1531 E ALDER ST
3	125020	0590	8/23/2006	467500	1920	0	7	1911	4	3551	N	N	412 26TH AVE S
3	331950	1345	8/10/2004	370000	1950	0	7	1913	4	4800	N	N	1838 S KING ST
3	684070	1545	12/27/2005	393000	1970	0	7	1924	3	5000	N	N	120 27TH AVE
3	564660	0040	8/19/2005	492000	2120	570	7	1900	4	4800	N	N	728 15TH AVE
3	722850	0660	6/13/2006	550000	2406	0	7	1900	4	9480	N	N	1627 23RD AVE
3	277910	0100	6/13/2006	434500	2440	0	7	1904	3	5000	N	N	217 25TH AVE
3	331950	1350	9/19/2006	595000	2640	0	7	1987	3	4800	N	N	1832 S KING ST
3	794260	1670	8/16/2004	495000	2800	0	7	1980	3	9216	N	N	340 18TH AVE
3	912610	1100	11/21/2005	490000	2940	0	7	1984	3	4440	N	N	607 22ND AVE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	722850	0669	4/1/2004	270000	650	0	8	2003	3	2140	N	N	1615 22ND AVE
3	636290	0130	5/24/2006	309000	740	0	8	2002	3	2492	N	N	718 26TH AVE S
3	225450	1137	7/23/2004	245000	750	0	8	2004	3	1260	N	N	913 B 14TH AVE
3	225450	2071	4/5/2006	306950	750	0	8	2006	3	1430	N	N	1702 E COLUMBIA ST
3	225450	2072	3/31/2006	312000	750	0	8	2006	3	1050	N	N	1700 E COLUMBIA ST
3	331950	1725	9/23/2005	269950	790	0	8	2005	3	2151	N	N	1813 A S KING ST
3	331950	1730	10/11/2005	269950	790	0	8	2005	3	2151	N	N	1813 B S KING ST
3	331950	1727	8/15/2005	278500	790	0	8	2005	3	1087	N	N	1811 B S KING ST
3	331950	1729	10/18/2005	279950	790	0	8	2005	3	1247	N	N	1811 A S KING ST
3	331950	1732	11/3/2005	279950	790	0	8	2005	3	1087	N	N	1815 A S KING ST
3	331950	1734	10/28/2005	279950	790	0	8	2005	3	1247	N	N	1815 B S KING ST
3	722850	0667	2/5/2004	303500	850	0	8	2003	3	1683	N	N	1611 22ND AVE
3	722850	0668	1/20/2004	299000	850	0	8	2003	3	1289	N	N	1613 22ND AVE
3	912610	1156	7/23/2004	365000	910	700	8	1984	4	3600	N	N	2111 E COLUMBIA ST
3	193480	0129	11/13/2006	385730	930	540	8	2006	3	2026	N	N	166 A 18TH AVE
3	193480	0131	10/25/2006	389950	930	540	8	2006	3	1416	N	N	166 B 18TH AVE
3	193480	0133	11/13/2006	385000	930	540	8	2006	3	1256	N	N	168 B 18TH AVE
3	794260	1115	3/28/2005	352000	960	0	8	2005	3	2458	N	N	353 16TH AVE
3	713230	0577	4/26/2005	375500	960	420	8	2004	3	1036	Y	N	920 A HIAWATHA PL S
3	713230	0579	4/26/2005	379000	960	420	8	2004	3	1046	Y	N	920 B HIAWATHA PL S
3	794260	1113	3/11/2005	327000	960	0	8	2005	3	1498	N	N	1525 E JEFFERSON ST
3	794260	1114	3/15/2005	322500	960	0	8	2005	3	1559	N	N	355 16TH AVE
3	257240	0211	1/17/2006	355000	980	200	8	2006	3	1254	N	N	211 B 15TH AVE
3	257240	0212	1/20/2006	349950	980	200	8	2006	3	1228	N	N	211 A 15TH AVE
3	125020	0779	10/25/2004	287000	1020	670	8	2003	3	2265	N	N	509 MARTIN LUTHER KING JR WAY S
3	723460	0829	11/22/2006	449000	1040	190	8	2006	3	1377	N	N	927 A 18TH AVE
3	125020	0765	10/7/2005	329450	1087	235	8	2005	3	1796	N	N	511 MARTIN LUTHER KING JR WAY S
3	125020	0763	8/19/2005	330000	1087	235	8	2005	3	1796	N	N	513 MARTIN LUTHER KING JR WAY S
3	125020	0767	8/22/2005	339500	1087	235	8	2005	3	1796	N	N	515 MARTIN LUTHER KING JR WAY S
3	125020	0769	10/10/2005	319950	1087	235	8	2005	3	1796	N	N	517 MARTIN LUTHER KING JR WAY S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	937930	0057	5/18/2006	364000	1100	190	8	2006	3	1071	N	N	539 25TH AVE S
3	937930	0059	5/23/2006	385000	1100	190	8	2006	3	1184	N	N	537 25TH AVE S
3	937930	0067	5/18/2006	355000	1100	190	8	2006	3	1352	N	N	2414 S LANE ST
3	937930	0069	4/27/2006	355000	1100	190	8	2006	3	1661	N	N	2412 S LANE ST
3	134430	0290	7/26/2004	465000	1110	1060	8	1923	4	4200	Y	N	338 22ND AVE E
3	225450	1765	9/19/2006	390500	1120	0	8	1999	3	2042	N	N	818 15TH AVE
3	912610	0485	11/4/2004	327950	1120	310	8	2000	3	1807	N	N	2020 E JEFFERSON ST
3	246090	0065	7/12/2004	374500	1150	990	8	2004	3	3960	N	N	924 23RD AVE S
3	982670	1746	4/20/2006	444950	1152	343	8	2005	3	1649	N	N	2217 E SPRUCE ST
3	722850	2565	4/27/2004	389000	1160	440	8	1904	4	4840	N	N	1128 19TH AVE
3	193480	0193	4/5/2005	399000	1160	390	8	2005	3	1233	N	N	1715 E SPRUCE ST
3	636290	0134	8/30/2005	332600	1175	0	8	2002	3	1250	N	N	718 26TH AVE S
3	225450	2025	7/6/2005	400000	1180	0	8	1907	4	3600	N	N	1715 E COLUMBIA ST
3	937930	0081	11/8/2006	359000	1180	220	8	2006	3	1309	N	N	517 A 25TH AVE S
3	257240	0011	5/30/2006	388000	1184	0	8	2001	3	1492	N	N	212 15TH AVE
3	722850	1800	8/16/2004	494000	1200	0	8	1900	5	7500	N	N	1452 20TH AVE
3	723460	0810	7/25/2006	490000	1230	230	8	2000	3	1795	N	N	922 17TH AVE
3	722850	1170	2/1/2006	475000	1240	0	8	1907	4	3810	N	N	959 22ND AVE
3	912610	0700	6/2/2004	415000	1240	0	8	2004	3	3600	N	N	300 20TH AVE
3	125020	0292	3/2/2006	435000	1250	310	8	2002	3	2097	N	N	501 26TH AVE S
3	712830	0315	3/9/2006	415000	1251	424	8	2001	3	3000	N	N	2010 S NORMAN ST
3	257240	0210	1/18/2006	414106	1280	390	8	2006	3	2054	N	N	213 15TH AVE
3	912610	0885	5/23/2005	344500	1280	470	8	2002	3	1911	N	N	411 B 22ND AVE
3	982670	1794	5/17/2004	309000	1280	270	8	2001	3	1608	N	N	2219 E E ALDER ST
3	912610	0886	6/9/2004	309999	1280	470	8	2002	3	1463	N	N	413 B 22ND AVE
3	501100	0165	10/10/2006	615000	1290	650	8	1907	5	3285	N	N	2205 E MERCER ST
3	982670	1401	5/5/2004	357000	1310	300	8	2002	3	1800	N	N	211 22ND AVE
3	722850	0815	4/6/2005	414500	1330	0	8	1908	4	2860	N	N	1614 21ST AVE
3	794260	1710	7/27/2004	370000	1350	0	8	1903	3	5120	N	N	312 18TH AVE
3	722850	0605	6/23/2004	361800	1360	0	8	1904	4	1989	N	N	2203 E OLIVE ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	912610	1125	1/10/2006	451000	1380	0	8	1900	4	5400	N	N	2121 E CHERRY ST
3	814120	0017	12/5/2006	562500	1380	0	8	2003	3	2521	N	N	518 20TH AVE E
3	912610	0836	5/26/2006	404000	1410	310	8	2001	3	1529	N	N	426 21ST AVE
3	912610	0840	12/9/2005	351000	1410	310	8	2001	3	1619	N	N	2109 E JEFFERSON ST
3	722850	1515	5/13/2004	394950	1420	0	8	1996	3	4994	N	N	926 20TH AVE
3	912610	0839	6/19/2006	399000	1420	310	8	2001	3	1891	N	N	2111 E JEFFERSON ST
3	722850	1220	6/10/2004	347000	1450	0	8	1904	3	7620	N	N	921 22ND AVE
3	225450	1825	6/22/2004	380000	1460	0	8	1990	3	2251	N	N	817 16TH AVE
3	225450	1827	11/18/2005	449000	1460	0	8	1990	3	2251	N	N	813 16TH AVE
3	794260	1225	1/19/2005	492000	1460	0	8	1911	4	4840	N	N	301 16TH AVE
3	723460	0811	5/25/2004	418500	1460	360	8	2000	3	1652	N	N	920 B 17TH AVE
3	982670	1791	9/21/2006	420000	1460	320	8	2001	3	1981	N	N	219 23RD AVE
3	121100	0345	4/1/2004	392500	1470	0	8	1911	4	3500	N	N	547 TEMPLE PL
3	723460	0774	6/18/2004	355000	1470	0	8	1911	4	1854	N	N	917 A 17TH AVE
3	225450	1135	1/3/2006	470000	1490	0	8	1902	3	2279	N	N	915 14TH AVE
3	722850	1165	10/26/2005	415000	1500	0	8	1907	3	3810	N	N	957 22ND AVE
3	423240	0800	9/22/2005	525000	1510	0	8	1905	3	2400	N	N	1616 E HARRISON ST
3	722850	1390	5/3/2004	406000	1510	0	8	1906	4	3750	N	N	969 21ST AVE
3	713230	0573	5/19/2005	425000	1520	0	8	2004	3	1921	N	N	920 C HIAWATHA PLS
3	982670	1403	4/23/2004	341000	1520	330	8	2002	3	1800	N	N	2120 E SPRUCE ST
3	982670	1407	8/31/2004	372500	1520	330	8	2002	3	1800	N	N	2116 E SPRUCE ST
3	440020	0057	3/14/2006	649950	1520	530	8	2006	3	2020	N	N	509 20TH AVE E
3	331950	1326	11/15/2004	375000	1530	0	8	1928	3	4895	N	N	415 20TH AVE S
3	519110	0140	2/17/2005	500000	1530	0	8	1907	3	3060	N	N	601 21ST AVE E
3	423240	0885	7/29/2004	725000	1550	790	8	1904	5	2625	N	N	429 17TH AVE E
3	516070	0195	9/13/2006	425000	1550	0	8	1996	3	4000	N	N	926 26TH AVE S
3	722850	1675	6/3/2004	475000	1550	0	8	1903	5	5000	N	N	1433 21ST AVE
3	423240	0780	9/25/2006	645000	1560	0	8	1904	3	3600	N	N	410 16TH AVE E
3	519110	0170	11/17/2006	582000	1560	0	8	1929	3	4400	N	N	2015 E ROY ST
3	605860	0148	11/17/2005	390000	1560	0	8	2002	3	1904	N	N	801 25TH AVE S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	722850	0816	2/8/2005	412000	1560	0	8	2004	3	2220	N	N	1612 21ST AVE
3	171040	0105	12/28/2005	528500	1570	550	8	1984	3	3200	N	N	835 15TH AVE
3	722850	1230	8/20/2004	438000	1570	0	8	1908	3	3683	N	N	917 22ND AVE
3	722850	2435	6/21/2006	480000	1580	300	8	1923	4	1888	N	N	1904 E MARION ST
3	794260	1860	8/7/2006	499900	1580	0	8	1903	3	5120	N	N	320 19TH AVE
3	912610	1235	7/28/2005	460000	1580	0	8	1900	4	5400	N	N	703 22ND AVE
3	193480	0125	3/22/2004	399000	1580	280	8	2004	3	2100	N	N	1811 E SPRUCE ST
3	125020	0213	3/8/2006	465000	1600	800	8	2004	3	2460	N	N	534 25TH AVE S
3	722850	1367	7/13/2006	459950	1600	0	8	1915	5	2262	N	N	987 21ST AVE
3	754480	0045	8/23/2004	405000	1604	0	8	1998	3	3000	N	N	2205 E TERRACE ST
3	095500	0255	5/8/2006	635000	1610	970	8	1905	5	4200	N	N	222 21ST AVE E
3	171040	0045	7/25/2005	479500	1610	0	8	1901	5	3200	Y	N	808 14TH AVE
3	193730	0031	6/26/2006	479000	1610	0	8	1931	3	4150	Y	N	1826 S DEARBORN ST
3	423240	0415	3/1/2005	551250	1610	0	8	1987	3	5400	N	N	519 18TH AVE E
3	814120	0015	11/18/2006	528950	1640	0	8	2003	3	1141	N	N	520 B 20TH AVE E
3	982670	1417	1/4/2006	445000	1648	392	8	2000	3	2157	N	N	2119 E ALDER ST
3	794260	1745	6/23/2004	394700	1650	640	8	1905	3	5120	N	N	311 19TH AVE
3	794260	1790	7/27/2005	350000	1680	0	8	1901	3	5120	N	N	347 19TH AVE
3	912610	0538	12/6/2005	435000	1680	0	8	2001	3	1410	N	N	523 A 21ST AVE
3	257240	0241	11/21/2006	397800	1700	0	8	1999	3	1586	N	N	1412 E SPRUCE ST
3	257240	0242	9/6/2006	387000	1700	0	8	1999	3	1191	N	N	1414 E SPRUCE ST
3	722850	0820	6/28/2005	600000	1710	730	8	1908	3	5080	N	N	1616 21ST AVE
3	684070	1125	3/11/2004	332500	1720	110	8	1930	4	4400	N	N	328 25TH AVE
3	912610	0161	5/17/2004	425000	1720	0	8	1905	5	2550	N	N	829 21ST AVE
3	722850	1115	2/12/2004	371100	1750	540	8	1929	3	4500	N	N	1474 21ST AVE
3	564660	0035	5/5/2004	485000	1770	0	8	1900	4	4800	N	N	724 15TH AVE
3	423240	0425	8/26/2004	664000	1780	850	8	1902	5	4200	N	N	529 18TH AVE E
3	133880	0980	4/26/2006	799950	1790	980	8	1906	5	4100	N	N	620 21ST AVE E
3	193480	0065	6/18/2004	320000	1790	0	8	1986	3	4000	N	N	1900 E SPRUCE ST
3	225450	1440	7/7/2005	570000	1790	0	8	1901	3	3600	Y	N	1414 E SPRING ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	303720	0066	3/30/2004	347000	1790	0	8	1998	3	2500	N	N	207 17TH AVE
3	712830	0350	3/11/2005	449000	1790	600	8	1927	4	3000	N	N	2001 S CHARLES ST
3	605860	0152	1/10/2005	365000	1790	0	8	2002	3	1679	N	N	805 25TH AVE S
3	605860	0154	4/17/2006	399995	1790	0	8	2002	3	1679	N	N	807 25TH AVE S
3	712830	0282	4/3/2006	540000	1790	680	8	2005	3	3000	N	N	2032 S NORMAN ST
3	712830	0284	8/9/2005	441500	1790	680	8	2005	3	3000	N	N	2028 S NORMAN ST
3	193480	0121	2/25/2004	389000	1800	200	8	2004	3	2415	N	N	1805 E SPRUCE ST
3	423240	1300	9/15/2006	662000	1810	0	8	1904	3	3600	N	N	1609 E HARRISON ST
3	134430	0155	3/27/2006	585000	1820	0	8	1923	3	4200	N	N	516 21ST AVE E
3	225450	1745	1/2/2004	400000	1830	0	8	1906	3	4800	N	N	810 15TH AVE
3	516070	0155	11/18/2004	453578	1830	0	8	2004	3	4000	N	N	951 26TH AVE S
3	794260	1855	6/14/2006	425000	1830	0	8	1903	3	5120	N	N	324 19TH AVE
3	794260	1918	12/7/2004	465000	1830	730	8	1999	3	5004	N	N	315 20TH AVE
3	225450	1830	7/3/2006	675000	1840	1060	8	1926	4	3520	Y	N	807 16TH AVE
3	723460	0776	9/23/2004	392500	1840	0	8	1902	3	2945	N	N	917 B 17TH AVE
3	684070	1170	8/11/2005	527500	1860	200	8	1937	5	4400	N	N	311 26TH AVE
3	257240	0240	7/25/2005	436000	1870	0	8	1906	4	3997	N	N	1408 E SPRUCE ST
3	193480	0066	7/1/2004	490000	1880	930	8	1900	4	4400	N	N	1910 E SPRUCE ST
3	722850	2315	3/3/2004	400000	1900	0	8	1902	4	7260	N	N	971 20TH AVE
3	423240	0140	5/13/2006	575000	1930	530	8	1903	3	3760	N	N	1614 E MERCER ST
3	912610	0458	6/30/2004	443000	1930	0	8	2001	3	3600	N	N	512 20TH AVE
3	605860	0180	10/19/2004	445000	1950	0	8	1914	4	5000	N	N	819 25TH AVE S
3	171040	0085	4/27/2004	450000	1960	1010	8	1984	3	4800	Y	N	819 15TH AVE
3	912610	1280	5/2/2005	399500	1960	440	8	1996	3	3600	N	N	723 22ND AVE
3	912610	0110	9/14/2004	492500	1980	1000	8	1900	4	5400	N	N	803 21ST AVE
3	095800	0051	10/9/2006	600000	2020	0	8	2000	3	2839	N	N	329 23RD AVE E
3	225450	1850	8/12/2005	565000	2040	0	8	1926	3	3520	Y	N	801 16TH AVE
3	423240	0135	2/26/2004	520000	2100	0	8	1900	4	3760	N	N	1618 E MERCER ST
3	000760	0093	9/25/2006	605000	2120	0	8	1901	4	7320	N	N	117 24TH AVE S
3	501100	0145	12/29/2004	636500	2140	0	8	1926	4	3066	N	N	2111 E MERCER ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	722850	1138	9/19/2005	425000	2160	0	8	2005	3	3777	N	N	981 22ND AVE
3	225450	1515	12/30/2004	500000	2190	0	8	1906	3	3655	N	N	933 15TH AVE
3	225450	1510	10/6/2004	570000	2220	430	8	1903	3	2580	N	N	1411 E SPRING ST
3	134430	0221	10/4/2004	642000	2250	0	8	1924	4	4305	Y	N	512 22ND AVE E
3	225450	1475	12/10/2004	461000	2280	0	8	2004	3	3027	N	N	910 14TH AVE S
3	423240	0375	4/13/2005	670000	2320	910	8	1906	3	5400	N	N	510 17TH AVE E
3	193480	0130	7/26/2006	495000	2360	580	8	1906	5	3486	N	N	162 18TH AVE
3	225450	1425	11/3/2005	769000	2400	750	8	1905	4	3600	N	N	1113 15TH AVE
3	794260	1550	6/9/2004	449000	2400	0	8	1901	4	5120	N	N	310 17TH AVE
3	519110	0180	9/16/2005	668330	2440	0	8	1910	4	3080	N	N	2003 E MERCER ST
3	722850	2115	2/11/2004	465000	2460	0	8	1900	4	7260	N	N	1451 20TH AVE
3	722850	2100	12/10/2004	500000	2550	0	8	1900	4	7260	N	N	1471 20TH AVE
3	134430	0230	6/7/2004	597000	2570	1340	8	1913	3	4200	N	N	520 22ND AVE E
3	605860	0105	2/11/2005	451000	2580	700	8	1907	4	5000	N	N	826 25TH AVE S
3	722850	2325	10/25/2004	585000	2750	1380	8	2002	3	5445	N	N	961 20TH AVE
3	225450	2410	12/27/2004	529000	3260	220	8	1907	3	5120	N	N	814 19TH AVE
3	423240	0390	6/3/2004	775000	3420	1100	8	1901	5	3600	N	N	502 17TH AVE E
3	723460	1376	4/12/2006	578000	1050	650	9	2006	3	1637	N	N	1521 A 19TH AVE
3	723460	1377	6/1/2006	675000	1150	700	9	2006	3	1952	N	N	1523 A 19TH AVE
3	723460	1378	7/21/2006	695000	1150	700	9	2006	3	2170	N	N	1523 B 19TH AVE
3	723460	1389	12/27/2006	629950	1220	360	9	2006	3	1718	N	N	1812 E PIKE ST
3	723460	1387	12/6/2006	659950	1240	360	9	2006	3	2174	Y	N	1816 E PIKE ST
3	723460	1388	11/28/2006	660000	1240	360	9	2006	3	2161	Y	N	1818 E PIKE ST
3	912610	0627	2/10/2006	539900	1330	370	9	2005	3	1710	N	N	417 21ST AVE
3	519110	0175	7/18/2005	652011	1340	150	9	1926	4	4400	N	N	2011 E ROY ST
3	171040	0100	4/13/2005	685000	1520	0	9	1900	5	3200	N	N	831 15TH AVE
3	519110	0115	8/4/2004	542450	1560	780	9	1909	3	2880	N	N	606 20TH AVE E
3	134430	0270	10/21/2005	491000	1580	0	9	1914	3	4200	N	N	335 23RD AVE E
3	133680	0800	9/25/2006	936500	1620	870	9	1906	5	2150	N	N	1715 E ROY ST
3	171040	0075	3/23/2006	739000	1670	780	9	1902	5	3740	N	N	809 15TH AVE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	180690	0005	10/20/2005	789000	1680	970	9	1901	5	3965	N	N	324 18TH AVE E
3	423240	1035	10/1/2005	750000	1690	860	9	1906	5	3160	N	N	1715 E REPUBLICAN ST
3	095500	0240	10/13/2004	535000	1740	0	9	1913	4	4200	N	N	210 21ST AVE E
3	423240	0795	11/12/2004	715000	1740	500	9	1906	4	2700	N	N	1604 E HARRISON ST
3	423240	1185	7/3/2006	970000	1800	0	9	1906	4	5040	Y	N	336 18TH AVE E
3	423240	0190	4/23/2004	725000	1820	0	9	1901	5	5640	N	N	617 18TH AVE E
3	516070	0015	9/27/2006	730000	1830	0	9	2006	3	4000	N	N	942 24TH AVE S
3	423240	0790	12/9/2005	860000	1890	990	9	1906	5	2700	N	N	1610 E HARRISON ST
3	423240	0980	5/24/2006	1106000	1970	870	9	2002	3	4800	N	N	405 18TH AVE E
3	423240	0935	3/30/2006	854000	2030	0	9	1904	4	4440	N	N	414 17TH AVE E
3	423240	0860	6/2/2005	785000	2120	0	9	1905	4	3360	N	N	421 17TH AVE E
3	423240	0220	6/14/2006	860000	2170	200	9	1907	3	5640	N	N	612 18TH AVE E
3	423240	0200	4/24/2006	1225000	2180	1290	9	1924	5	5640	N	N	607 18TH AVE E
3	684070	0310	11/15/2005	737000	2280	540	9	2004	3	5000	N	N	507 26TH AVE
3	423240	0025	5/25/2006	825000	2310	0	9	1902	5	3444	N	N	606 15TH AVE E
3	225450	1800	5/23/2006	740000	2400	0	9	1906	4	3180	N	N	1515 E MARION ST
3	501100	0035	3/26/2004	899950	2420	990	9	2004	3	4000	N	N	613 22ND AVE E
3	794260	1765	10/21/2004	510000	2660	0	9	2004	3	5120	N	N	329 19TH AVE
3	423240	0945	2/7/2005	1342500	2880	560	10	1999	3	4900	N	N	408 17TH AVE E
4	796010	0170	2/14/2006	275000	520	0	5	1995	3	4200	N	N	822 27TH AVE
4	982870	1804	6/24/2004	239900	620	0	6	1908	3	1120	N	N	2614 E JOHN ST
4	982820	1180	5/20/2004	245000	680	0	6	1920	3	4800	N	N	1509 MARTIN LUTHER KING JR WAY
4	982870	0035	6/7/2005	310950	700	0	6	1908	4	4000	N	N	1826 31ST AVE
4	982820	0780	11/10/2004	321000	710	0	6	1904	2	4800	N	N	1715 27TH AVE
4	796010	0465	3/28/2005	250000	730	0	6	1907	3	3600	N	N	728 MARTIN LUTHER KING JR WAY
4	982820	0540	6/25/2004	310000	740	740	6	1917	4	2400	Y	N	2510 E PINE ST
4	051900	0080	2/26/2004	265000	760	0	6	1907	4	1560	N	N	2421 E MARION ST
4	920990	0440	3/28/2004	323000	760	0	6	1918	3	3360	N	N	408 31ST AVE E
4	982820	0590	6/25/2004	294500	760	190	6	1948	3	7200	Y	N	1627 26TH AVE
4	982820	1365	11/2/2005	300950	780	0	6	1944	4	6720	N	N	1731 MARTIN LUTHER KING JR WAY

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**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	982820	2325	4/20/2006	399500	790	0	6	1949	3	6600	Y	N	1527 31ST AVE
4	009700	0225	9/11/2006	460000	810	180	6	1948	3	5000	N	N	1517 33RD AVE
4	982820	0660	5/4/2005	323500	850	850	6	1907	4	3000	N	N	2509 E HOWELL ST
4	982870	1005	9/14/2004	262500	880	880	6	1910	3	3200	N	N	206 MARTIN LUTHER KING JR WAY E
4	118900	0730	10/7/2004	236000	890	0	6	1920	3	3420	N	N	1130 26TH AVE
4	983930	0015	6/30/2005	400000	910	120	6	1910	3	2640	Y	N	3113 E PIKE ST
4	982870	0030	8/9/2005	350000	920	0	6	1908	4	4000	N	N	1822 31ST AVE
4	501600	0500	2/13/2004	291500	930	0	6	1908	4	4000	N	N	2829 E ARTHUR PL
4	982820	1037	6/19/2006	390000	930	970	6	1908	4	3000	N	N	2614 E PIKE ST
4	982870	0405	5/9/2006	325000	940	0	6	1950	3	4400	N	N	205 31ST AVE E
4	982870	0830	8/1/2005	330000	940	0	6	1906	3	4800	N	N	134 29TH AVE E
4	721740	0305	9/6/2006	307000	950	710	6	1900	3	3600	N	N	2518 E UNION ST
4	722850	0093	3/14/2006	329950	960	0	6	1926	3	3454	N	N	1508 23RD AVE
4	211020	0170	2/24/2005	340500	1120	0	6	1910	3	3000	N	N	734 33RD AVE
4	982820	0782	11/10/2004	321000	1140	1060	6	1905	2	4800	N	N	1711 27TH AVE
4	721740	1185	4/14/2004	327000	1760	0	6	1962	3	6400	N	N	924 25TH AVE
4	920990	0615	2/12/2004	325000	620	620	7	1909	4	4400	N	N	3001 E HARRISON ST
4	118600	0145	5/5/2006	375000	630	0	7	1918	4	2850	Y	N	1608 32ND AVE
4	982820	1320	6/9/2004	225000	640	640	7	1944	3	2785	Y	N	1702 27TH AVE
4	982820	1321	6/2/2004	225000	640	640	7	1944	3	2816	Y	N	1704 27TH AVE
4	982820	1850	8/16/2004	296600	640	640	7	1992	3	4862	Y	N	1525 30TH AVE
4	982820	1920	10/25/2004	265000	640	640	7	1945	4	3870	N	N	2907 E OLIVE ST
4	982870	1210	7/24/2006	314450	640	640	7	1944	3	2314	N	N	117 29TH AVE E
4	982820	1918	10/27/2004	275000	640	640	7	1945	4	3333	N	N	2905 E OLIVE ST
4	982870	1212	11/12/2004	275000	640	640	7	1944	4	1960	N	N	115 29TH AVE E
4	796010	0215	2/24/2005	275500	710	0	7	1903	4	1811	N	N	2720 E COLUMBIA ST
4	211020	0060	7/7/2006	425000	740	0	7	1908	5	3000	N	N	729 33RD AVE
4	920990	0265	6/8/2005	350000	750	0	7	1921	4	4214	N	N	421 30TH AVE E
4	982820	0187	8/16/2004	265000	750	0	7	1995	3	2020	N	N	2415 E HOWELL ST
4	118900	0785	6/29/2004	310000	760	760	7	2003	3	3430	N	N	2615 E UNION ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	721740	0232	6/10/2004	310000	760	0	7	2004	3	1787	N	N	2417 E PIKE ST
4	118900	1020	7/12/2005	367000	770	190	7	1904	5	3000	N	N	932 26TH AVE
4	684070	0036	11/10/2006	445000	770	0	7	1918	3	3325	N	N	2520 E MARION ST
4	920990	0465	3/30/2004	299950	770	0	7	1909	3	2040	N	N	402 31ST AVE E
4	982870	0895	6/16/2005	437000	770	750	7	1901	4	4800	N	N	206 29TH AVE E
4	982820	0702	8/23/2004	225000	790	0	7	1990	3	782	N	N	2518 E OLIVE ST
4	118600	0150	6/10/2005	380000	800	570	7	1982	3	2800	Y	N	1612 32ND AVE
4	796010	0097	1/23/2004	205000	820	410	7	1918	3	2240	N	N	2811 E MARION ST
4	920990	0620	4/3/2006	489000	820	800	7	1924	5	2160	N	N	334 DEWEY PL E
4	920990	0645	7/5/2005	416000	820	0	7	1901	3	2160	N	N	326 DEWEY PL E
4	982820	1000	10/23/2006	376000	830	0	7	1929	3	3600	N	N	1525 27TH AVE
4	982870	0205	3/17/2005	379000	830	320	7	1928	3	4000	Y	N	117 32ND AVE E
4	982820	1361	7/6/2005	299950	830	0	7	2005	3	1276	N	N	1732 B E HOWELL ST
4	982820	1362	7/6/2005	306000	830	0	7	2005	3	1323	N	N	1732 A E HOWELL ST
4	982870	1770	8/29/2005	414000	840	0	7	1907	4	3200	N	N	231 27TH AVE E
4	722850	0030	11/3/2006	500000	860	200	7	1923	3	3600	N	N	1632 23RD AVE
4	982820	1830	8/18/2004	345000	870	630	7	1922	3	3200	N	N	1532 29TH AVE
4	009700	0235	6/1/2005	480000	880	880	7	1924	4	3500	N	N	1513 33RD AVE
4	118900	0180	3/18/2004	336000	880	630	7	1924	3	3360	N	N	1418 27TH AVE
4	796010	0300	3/25/2005	309000	880	0	7	1907	3	3600	N	N	807 27TH AVE
4	982820	1745	3/2/2004	320050	880	0	7	1929	4	2400	N	N	1505 29TH AVE
4	920990	0435	5/3/2004	367000	910	0	7	1908	3	6160	N	N	413 32ND AVE E
4	118900	0045	2/14/2005	349000	920	470	7	1927	3	3360	N	N	1418 26TH AVE
4	536620	0055	10/24/2005	400000	920	500	7	1906	4	3685	N	N	800 31ST AVE
4	684070	0100	7/3/2006	492200	920	0	7	1924	5	5996	N	N	823 26TH AVE
4	536620	0310	8/26/2005	444000	930	930	7	1981	3	5092	N	N	3006 E CHERRY ST
4	721740	0450	6/5/2006	403000	940	0	7	1931	3	2835	N	N	2514 E SPRING ST
4	982870	1685	10/12/2004	369500	940	940	7	1910	5	5141	N	N	211 MARTIN LUTHER KING JR WAY E
4	982870	0502	6/7/2004	369500	940	560	7	1998	3	5258	N	N	107 31ST AVE E
4	118900	0365	10/25/2005	380000	950	0	7	1913	3	6560	N	N	1418 MARTIN LUTHER KING JR WAY

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	983930	0590	10/19/2006	415000	950	0	7	1925	3	2000	N	N	1106 29TH AVE
4	051900	0075	2/25/2004	255000	960	900	7	1907	3	3120	N	N	825 25TH AVE
4	155620	0045	1/15/2004	336000	960	960	7	1914	5	2180	N	N	721 29TH AVE
4	684070	0010	10/6/2004	337950	960	200	7	1924	4	3331	N	N	906 26TH AVE
4	721740	1220	8/18/2005	341000	960	0	7	1909	4	4800	N	N	919 26TH AVE
4	796010	0150	12/21/2005	390000	960	910	7	1906	5	5600	N	N	2817 E MARION ST
4	982820	1975	5/19/2004	335300	960	200	7	1926	5	4800	N	N	1704 29TH AVE
4	982870	1755	2/7/2006	499900	960	1020	7	1907	4	3200	N	N	235 27TH AVE E
4	501600	0375	2/4/2004	310000	970	150	7	1925	3	5120	N	N	318 MARTIN LUTHER KING JR WAY E
4	920990	0625	4/18/2005	335000	970	0	7	1985	4	2160	N	N	333 30TH AVE E
4	920990	0640	12/1/2005	348500	970	0	7	1985	4	2160	N	N	325 30TH AVE E
4	982820	1175	5/12/2005	381000	970	600	7	1920	3	4800	N	N	1515 MARTIN LUTHER KING JR WAY
4	982820	2115	10/3/2005	510000	970	770	7	1951	5	6600	N	N	3001 E HOWELL ST
4	796010	0200	8/2/2004	233000	980	0	7	1905	3	3600	N	N	806 27TH AVE
4	982870	1035	9/23/2005	335000	990	150	7	1950	3	6000	N	N	230 MARTIN LUTHER KING JR WAY E
4	982820	0225	10/14/2005	370000	1000	140	7	2002	3	1500	N	N	2414 E OLIVE ST
4	982820	0455	2/16/2006	432000	1000	0	7	1922	3	4800	Y	N	1514 25TH AVE
4	982820	1012	5/4/2004	369500	1000	0	7	1914	4	3600	N	N	1521 27TH AVE
4	982820	0226	5/11/2005	365000	1000	140	7	2002	3	1500	N	N	2416 E E OLIVE ST
4	501600	0085	10/13/2004	350000	1010	0	7	1945	4	4800	N	N	2926 E REPUBLICAN ST
4	982870	1405	5/22/2006	430000	1030	0	7	1923	5	3480	N	N	1829 MARTIN LUTHER KING JR WAY
4	501600	0195	12/28/2004	375000	1040	880	7	1902	3	4000	N	N	419 DEWEY PL E
4	920990	0365	5/11/2005	425000	1040	1040	7	1963	3	4400	N	N	412 30TH AVE E
4	982870	1425	10/13/2005	339452	1040	0	7	1907	4	3700	N	N	1815 MARTIN LUTHER KING JR WAY
4	381440	0135	7/21/2004	330000	1050	170	7	1903	3	2984	N	N	911 29TH AVE
4	982820	0985	4/4/2005	377500	1050	270	7	1941	3	7200	Y	N	1532 26TH AVE
4	381440	0125	6/10/2004	358000	1060	850	7	1910	3	2874	N	N	903 29TH AVE
4	684070	0065	8/25/2006	399999	1060	500	7	1918	3	5996	N	N	812 25TH AVE
4	920990	0220	11/9/2004	381000	1060	1030	7	1976	3	4106	N	N	511 30TH AVE E
4	118900	0316	7/13/2005	341450	1090	0	7	1913	3	5401	N	N	1424 MARTIN LUTHER KING JR WAY

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	757570	0100	6/28/2005	583000	1100	0	7	1922	5	6500	Y	N	1708 33RD AVE
4	796010	0050	10/25/2004	305000	1110	750	7	1915	3	3600	N	N	905 MARTIN LUTHER KING JR WAY
4	982820	0055	5/24/2006	441000	1120	0	7	1908	3	3750	N	N	1609 24TH AVE
4	722850	0025	11/3/2006	525000	1130	580	7	1918	3	3360	N	N	2309 E OLIVE ST
4	982870	0135	11/8/2004	360000	1130	510	7	1977	3	4000	N	N	104 31ST AVE E
4	118900	1000	5/25/2004	330000	1140	0	7	1979	3	6000	N	N	940 26TH AVE
4	118900	1390	2/17/2005	205000	1150	430	7	1918	2	2700	N	N	950 MARTIN LUTHER KING JR WAY
4	982820	0400	8/5/2004	324950	1150	0	7	1923	4	4800	N	N	1525 25TH AVE
4	118900	0880	5/23/2005	427900	1160	0	7	1913	4	3578	N	N	1103 27TH AVE
4	796010	0345	12/1/2005	419700	1160	200	7	1908	4	3600	N	N	711 27TH AVE
4	118900	0260	2/25/2005	453000	1180	700	7	1909	5	4800	N	N	1427 MARTIN LUTHER KING JR WAY
4	982820	1201	9/16/2004	339500	1180	0	7	1929	4	4500	Y	N	2708 E PINE ST
4	501600	0415	7/16/2004	415000	1220	0	7	1927	4	3360	N	N	2822 E THOMAS ST
4	118900	1435	1/19/2005	345000	1230	1230	7	1908	3	6470	N	N	942 MARTIN LUTHER KING JR WAY
4	982820	0237	9/27/2005	372500	1240	0	7	1941	2	3600	N	N	2406 E PINE ST
4	982820	2595	5/12/2004	367500	1250	380	7	1928	3	3200	Y	N	1702 31ST AVE
4	034200	0245	10/7/2004	390000	1260	0	7	1905	3	3000	N	N	719 34TH AVE
4	118900	0130	11/29/2004	371500	1270	450	7	1947	4	6720	N	N	1427 27TH AVE
4	982870	1785	5/27/2005	355000	1270	0	7	1903	4	2048	N	N	219 27TH AVE E
4	983930	0765	6/14/2006	419950	1270	0	7	1919	3	4400	Y	N	1114 30TH AVE
4	684070	0081	6/20/2006	470000	1280	1280	7	1944	3	7000	N	N	803 26TH AVE
4	982820	0705	8/9/2004	313000	1280	0	7	1903	3	2121	Y	N	1700 26TH AVE
4	982870	2030	5/27/2005	382500	1290	0	7	1909	4	3200	Y	N	2625 E DENNY WAY
4	721740	0960	3/23/2006	469950	1300	0	7	1991	3	3840	N	N	938 24TH AVE
4	722850	0085	11/6/2006	316000	1300	0	7	1943	3	6106	N	N	1518 23RD AVE
4	722850	0095	11/6/2006	316000	1300	0	7	1943	3	6146	N	N	1510 23RD AVE
4	982820	1565	12/1/2005	500000	1310	1310	7	1993	3	8400	N	N	1628 MARTIN LUTHER KING JR WAY
4	501600	0410	2/23/2006	496500	1320	0	7	1927	4	3440	N	N	2814 E THOMAS ST
4	982820	1355	9/27/2004	370000	1320	0	7	1929	3	2880	Y	N	1730 27TH AVE
4	983930	1290	5/2/2005	415000	1320	250	7	1989	3	4400	N	N	2909 E SPRING ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	721740	0940	9/28/2005	375000	1330	860	7	1984	3	6400	N	N	2401 E SPRING ST
4	757620	0175	5/20/2004	442500	1330	670	7	1909	5	4042	Y	N	1630 32ND AVE
4	982870	0245	11/22/2005	430950	1330	950	7	1944	3	8030	N	N	216 31ST AVE E
4	796010	0145	5/18/2005	285000	1340	0	7	1953	3	5583	N	N	2814 E COLUMBIA ST
4	536620	0205	4/21/2006	461000	1350	0	7	1991	3	3068	Y	N	818 30TH AVE
4	721740	0096	12/15/2004	325000	1350	0	7	2004	3	2299	Y	N	1418 24TH AVE
4	118900	0960	11/7/2005	360000	1370	0	7	1903	4	3408	N	N	1118 26TH AVE
4	501600	0546	10/17/2005	400000	1370	340	7	1927	3	3908	N	N	415 29TH AVE E
4	982820	0707	9/1/2006	460000	1380	0	7	1907	3	2250	N	N	1704 26TH AVE
4	536620	0340	11/9/2004	363000	1400	0	7	1906	3	3706	Y	N	766 30TH AVE
4	982820	0200	12/10/2004	255000	1400	0	7	1901	3	3600	N	N	1727 25TH AVE
4	796010	0235	11/6/2006	525000	1420	1390	7	1981	4	7800	N	N	817 MARTIN LUTHER KING JR WAY
4	715220	0465	4/5/2006	485950	1430	0	7	1926	4	3600	N	N	1423 33RD AVE
4	982820	0005	3/19/2004	325000	1430	0	7	1904	4	7670	N	N	2312 E PIKE ST
4	982820	1790	7/22/2004	422000	1450	0	7	1907	4	3600	N	N	1512 29TH AVE
4	722850	0094	9/19/2006	337000	1480	0	7	1943	3	7239	N	N	1514 23RD AVE
4	983930	0865	3/24/2004	385000	1500	120	7	1902	4	6600	N	N	1115 32ND AVE
4	721740	0195	7/5/2006	625000	1510	0	7	1901	3	7680	N	N	1415 25TH AVE
4	531710	0318	11/4/2005	345000	1520	0	7	1952	3	5640	N	N	314 32ND AVE E
4	684070	0005	4/8/2004	415000	1530	0	7	1920	3	4997	N	N	910 26TH AVE
4	982820	2100	4/27/2005	470000	1560	880	7	1967	3	6600	N	N	1724 30TH AVE
4	982820	0085	4/10/2005	459900	1580	420	7	1986	3	3077	N	N	2313 E OLIVE ST
4	501600	0490	6/28/2004	295000	1590	0	7	1901	3	3934	N	N	2835 E ARTHUR PL
4	684070	0050	12/2/2005	465000	1610	0	7	1926	3	6007	N	N	826 25TH AVE
4	983930	0900	5/26/2005	465000	1610	0	7	1915	3	4400	N	N	1104 31ST AVE
4	501600	0170	8/17/2005	436000	1630	0	7	1903	5	4800	N	N	2908 E HARRISON ST
4	796010	0025	4/26/2006	561700	1650	950	7	1902	3	3697	N	N	910 27TH AVE
4	501600	0190	4/27/2004	315000	1660	0	7	1901	4	3960	N	N	413 DEWEY PL E
4	920990	0358	2/2/2006	545000	1670	900	7	2006	3	3200	N	N	410 30TH AVE E
4	722850	0096	11/1/2006	372950	1770	0	7	1900	3	2320	N	N	2310 E PIKE ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	982870	1211	12/9/2004	440200	1780	0	7	2004	3	4489	N	N	119 29TH AVE E
4	721740	1150	7/14/2004	350000	1790	0	7	1923	3	6400	N	N	942 25TH AVE
4	118900	0980	11/5/2004	320269	1800	0	7	1900	3	6000	N	N	944 26TH AVE
4	982820	0020	7/29/2005	400000	1800	0	7	1905	5	3600	N	N	1517 24TH AVE
4	983930	0250	3/22/2006	580000	1800	550	7	1921	4	7700	Y	N	1414 30TH AVE
4	722850	0080	3/21/2005	330000	1840	0	7	1910	4	7035	N	N	1528 23RD AVE
4	982870	1310	5/2/2005	440500	1850	0	7	1995	3	4906	N	N	1817 29TH AVE
4	982820	2180	8/12/2004	447000	1900	0	7	1909	3	4400	Y	N	1612 30TH AVE
4	982820	1545	10/28/2005	369006	1903	960	7	1922	4	7200	N	N	1612 MARTIN LUTHER KING JR WAY
4	983930	0775	9/9/2004	415000	1920	250	7	1980	3	4080	Y	N	1122 30TH AVE
4	982820	0930	9/15/2004	507000	1970	1610	7	1961	4	6000	N	N	1603 27TH AVE
4	722850	0065	9/7/2004	276000	2150	0	7	1922	3	2460	N	N	2302 E PINE ST
4	982870	1760	9/25/2006	426042	2200	0	7	1995	3	3200	N	N	2617 E THOMAS ST
4	982870	1795	7/1/2005	675000	2880	0	7	1980	3	6600	N	N	209 27TH AVE E
4	920990	0300	7/28/2004	600000	3050	0	7	1987	3	4400	N	N	431 31ST AVE E
4	982870	1486	4/19/2005	284900	840	0	8	2005	3	1955	N	N	2710 A E DENNY WAY
4	982870	1783	10/25/2005	390000	860	390	8	2003	3	1377	N	N	217 B 27TH AVE E
4	982870	1487	5/23/2005	264950	880	0	8	2005	3	720	N	N	2710 B E DENNY WAY
4	982870	1488	10/13/2006	330000	880	0	8	2005	3	1165	N	N	2710 C E DENNY WAY
4	684070	0226	8/3/2006	331148	880	0	8	2006	3	1376	N	N	711 B 26TH AVE
4	684070	0227	8/16/2006	324950	880	0	8	2006	3	1379	N	N	711 A 26TH AVE
4	982820	1300	6/24/2004	255000	900	0	8	1910	3	4200	N	N	1609 MARTIN LUTHER KING JR WAY
4	721740	0645	1/25/2006	550000	940	0	8	1991	3	4480	N	N	2414 E SPRING ST
4	982870	2055	6/29/2005	339500	960	0	8	1993	3	1808	N	N	1823 27TH AVE
4	982870	2064	6/24/2005	340000	1000	0	8	1993	3	1668	N	N	1821 27TH AVE
4	501600	0270	12/22/2004	519300	1010	1010	8	1922	4	4200	N	N	300 29TH AVE E
4	982870	1606	10/20/2005	459000	1010	580	8	1993	3	2350	N	N	222 27TH AVE E
4	118900	1190	9/19/2006	543000	1020	0	8	1909	4	4200	N	N	938 27TH AVE
4	757570	0030	10/4/2005	502000	1030	500	8	1985	4	4000	Y	N	1726 32ND AVE
4	982870	1075	3/23/2006	576000	1040	1040	8	2005	3	4800	N	N	223 29TH AVE E

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	982870	1980	3/21/2006	511000	1100	380	8	2001	3	1549	N	N	1808 B 26TH AVE
4	982820	0741	7/19/2006	375000	1120	0	8	1998	3	840	Y	N	1726 26TH AVE
4	982820	0744	3/9/2004	260000	1120	0	8	1998	3	988	N	N	1730 26TH AVE
4	982820	0746	5/17/2004	249000	1120	0	8	1998	3	840	Y	N	1734 26TH AVE
4	515770	0180	2/15/2005	550000	1130	750	8	1963	4	5000	N	N	813 34TH AVE
4	982820	2435	8/17/2006	599000	1150	790	8	1981	4	4000	Y	N	1527 32ND AVE
4	118900	0207	7/26/2006	380000	1170	0	8	2001	3	1394	N	N	2710 A E UNION ST
4	982820	0205	8/6/2004	375000	1190	440	8	1998	3	2664	N	N	1723 A 25TH AVE
4	118900	0825	6/8/2004	369950	1200	0	8	1905	3	3960	N	N	1121 27TH AVE
4	501600	0210	2/20/2004	460000	1200	0	8	1988	3	4960	N	N	2921 E REPUBLICAN ST
4	721740	0266	6/23/2005	398000	1240	340	8	2005	3	1780	N	N	1412 25TH AVE
4	721740	0267	10/6/2006	459000	1240	340	8	2005	3	2082	Y	N	1414 A 25TH AVE
4	721740	0268	6/20/2006	455000	1240	340	8	2005	3	2080	Y	N	1414 B 25TH AVE
4	982820	0207	12/1/2004	392000	1250	460	8	1998	3	1750	N	N	1723 B 25TH AVE
4	757570	0005	12/22/2004	475000	1260	560	8	1998	3	4000	Y	N	1712 32ND AVE
4	982820	0045	10/13/2005	439000	1260	0	8	1901	4	2520	N	N	2311 E PINE ST
4	721740	0741	12/14/2005	409000	1260	440	8	1999	3	1920	N	N	1128 24TH AVE
4	983930	0545	8/23/2006	645000	1270	0	8	1921	4	5500	Y	N	1113 30TH AVE
4	118900	1055	7/15/2005	465000	1280	100	8	1907	4	3600	N	N	918 26TH AVE
4	982870	1085	6/8/2006	599000	1280	1280	8	1911	4	4800	N	N	215 29TH AVE E
4	721740	0256	9/20/2004	374572	1280	350	8	2004	3	1465	Y	N	1420 C 25TH AVE
4	721740	0257	9/20/2004	359900	1280	350	8	2004	3	1124	Y	N	1420 B 25TH AVE
4	721740	0258	9/20/2004	359000	1280	350	8	2004	3	1505	Y	N	1420 A 25TH AVE
4	536620	0195	7/7/2005	501500	1300	600	8	1994	3	3038	Y	N	816 30TH AVE
4	118900	0805	6/8/2004	424000	1310	0	8	1910	4	4080	N	N	1127 27TH AVE
4	982820	1870	8/17/2006	639000	1310	460	8	2002	3	3600	Y	N	1505 30TH AVE
4	501600	0515	8/19/2005	591300	1320	820	8	2005	3	4000	N	N	2817 E ARTHUR PL
4	982870	1050	10/19/2006	559000	1320	550	8	1923	5	3200	N	N	235 29TH AVE E
4	982820	1473	2/24/2005	463000	1330	0	8	1994	3	5404	N	N	1725 29TH AVE
4	118900	0097	5/16/2005	408000	1360	330	8	2003	3	1877	N	N	2622 E UNION ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	118900	1360	3/3/2005	390000	1400	0	8	1910	4	2839	N	N	947 MARTIN LUTHER KING JR WAY
4	912610	1935	4/25/2006	539950	1400	850	8	1906	4	2400	N	N	2303 E COLUMBIA ST
4	721740	0255	6/22/2006	505000	1420	400	8	2004	3	2053	N	N	1422 A 25TH AVE
4	920990	0555	5/11/2006	511000	1420	0	8	1927	4	4400	N	N	309 31ST AVE E
4	983930	0555	12/2/2004	445000	1420	450	8	1997	3	4400	Y	N	1109 30TH AVE
4	721740	0254	9/29/2004	397587	1420	400	8	2004	3	1539	N	N	1422 B 25TH AVE
4	501600	0165	5/16/2005	515000	1430	0	8	1904	4	4800	N	N	406 29TH AVE E
4	533220	0155	6/29/2006	640000	1430	0	8	1926	5	5500	Y	N	611 LAKE WASHINGTON BLVD E
4	982870	1982	11/1/2004	412300	1430	410	8	2001	3	1765	Y	N	1810 26TH AVE
4	118900	0093	8/17/2005	435000	1430	350	8	2003	3	1571	N	N	2626 E UNION ST
4	796010	0350	3/9/2004	311500	1460	0	8	1904	4	3600	N	N	705 27TH AVE
4	983930	1145	3/28/2005	564970	1470	540	8	1902	5	4400	N	N	910 30TH AVE
4	118900	0070	7/16/2005	450000	1470	420	8	2000	3	3324	N	N	2608 E UNION ST
4	796010	0120	6/1/2004	390000	1480	0	8	1914	4	5400	N	N	810 MARTIN LUTHER KING JR WAY
4	982820	0208	2/27/2004	405000	1480	390	8	2004	3	2036	N	N	1713 25TH AVE
4	920990	0035	10/7/2005	499500	1490	0	8	1988	3	3204	N	N	522 31ST AVE E
4	982820	1910	1/12/2004	475000	1490	1120	8	1922	4	5040	N	N	1622 29TH AVE
4	721740	1095	2/26/2004	351000	1510	0	8	1907	4	3000	N	N	2415 E SPRING ST
4	982820	0185	3/3/2005	511000	1520	970	8	1909	4	2584	N	N	1735 25TH AVE
4	501600	0290	10/28/2004	506500	1530	0	8	1908	4	3719	N	N	311 DEWEY PL E
4	982820	0210	3/12/2004	410000	1540	340	8	2004	3	2383	N	N	1715 25TH AVE
4	983930	0155	8/10/2004	489000	1540	0	8	1904	4	4720	N	N	1424 31ST AVE
4	983930	0851	12/16/2005	489000	1540	0	8	1908	3	3300	Y	N	1119 32ND AVE
4	536620	0270	7/12/2006	650000	1560	0	8	1908	5	4329	Y	N	759 31ST AVE
4	536620	0180	9/26/2005	505000	1570	420	8	1906	4	5022	N	N	814 30TH AVE
4	982820	0310	10/25/2006	637000	1570	0	8	1930	4	7200	N	N	1615 25TH AVE
4	982870	1611	11/10/2004	459000	1570	0	8	1994	3	3802	N	N	216 27TH AVE E
4	918470	0050	5/21/2004	509950	1590	990	8	1912	5	4300	N	N	918 32ND AVE
4	118600	0135	2/6/2004	481500	1600	670	8	1995	3	2800	Y	N	1618 32ND AVE
4	982870	1110	5/30/2006	562000	1610	0	8	1996	3	5040	N	N	2806 E DENNY WAY

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	721740	0230	6/23/2004	389000	1630	0	8	1902	4	2060	N	N	1435 25TH AVE
4	982870	1540	7/5/2005	420000	1630	0	8	1981	3	3440	N	N	129 MARTIN LUTHER KING JR WAY E
4	051900	0043	7/14/2005	540000	1640	0	8	1998	3	3804	N	N	907 25TH AVE
4	034200	0250	5/24/2005	646000	1680	710	8	1908	4	3000	N	N	717 34TH AVE
4	536620	0220	10/11/2006	607000	1710	980	8	1906	4	4000	Y	N	830 30TH AVE
4	009700	0080	3/29/2004	485000	1740	0	8	1907	4	4000	N	N	1529 34TH AVE
4	721740	0490	12/8/2004	465600	1750	600	8	2004	3	3840	N	N	1106 25TH AVE
4	757570	0020	4/6/2004	487500	1760	520	8	1984	3	4000	Y	N	1718 32ND AVE
4	982870	1150	11/23/2004	489000	1780	0	8	2000	3	4800	N	N	2801 E JOHN ST
4	155620	0090	3/22/2005	555000	1810	500	8	1909	4	3797	N	N	716 29TH AVE
4	118600	0040	3/25/2005	622500	1840	0	8	1922	4	5022	N	N	1619 34TH AVE
4	211020	0110	7/26/2006	699999	1840	1120	8	1902	4	5000	N	N	720 32ND AVE
4	034200	0400	8/4/2004	550000	1890	790	8	1905	4	4000	N	N	714 32ND AVE
4	721740	0720	4/26/2005	410000	1990	0	8	1908	4	3840	N	N	1112 24TH AVE
4	721740	0840	7/13/2005	433750	2100	0	8	1902	4	2964	N	N	2315 E SPRING ST
4	118900	0660	12/1/2006	507000	2110	0	8	1903	4	4080	N	N	1108 27TH AVE
4	982870	1530	2/19/2005	530000	2250	0	8	1998	3	6867	Y	N	2719 E JOHN ST
4	721740	1075	6/23/2005	515000	2520	600	8	1910	3	5120	N	N	935 25TH AVE
4	920990	0404	3/1/2004	475000	2640	0	8	1990	3	6953	N	N	3111 E REPUBLICAN ST
4	982870	1960	7/14/2004	522500	2950	0	8	1990	3	4800	N	N	2608 E HOWELL ST
4	722850	0195	9/28/2005	577000	3140	0	8	1904	5	2829	N	N	2311 E SPRING ST
4	982870	1926	7/26/2004	429000	1200	340	9	2004	3	2026	N	N	123 27TH AVE E
4	211020	0185	11/30/2006	795000	1230	770	9	1908	5	4500	N	N	724 33RD AVE
4	721740	0900	3/16/2005	445000	1310	0	9	2005	3	3408	N	N	927 24TH AVE
4	009700	0140	8/31/2006	880000	1350	930	9	1980	5	6000	N	N	3314 E PIKE ST
4	982870	2156	6/6/2005	579400	1410	310	9	2004	3	1587	Y	N	1835 26TH AVE
4	982870	2157	1/8/2004	454950	1410	310	9	2004	3	1588	Y	N	1833 26TH AVE
4	982870	2158	8/23/2005	567500	1410	310	9	2003	3	1620	N	N	2517 E DENNY WAY
4	982820	0139	10/18/2005	619000	1594	390	9	2005	3	1747	Y	N	1702 24TH AVE
4	920990	0450	7/7/2004	534500	1650	390	9	2004	3	2050	N	N	406 31ST AVE E

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	982820	1880	7/10/2006	752000	1650	0	9	1998	3	4321	N	N	1600 29TH AVE
4	211020	0095	11/16/2005	699990	1670	0	9	1906	5	3000	N	N	734 32ND AVE
4	536620	0165	6/29/2004	611000	1710	480	9	1907	5	3872	Y	N	802 30TH AVE
4	982820	0142	2/7/2006	560000	1716	90	9	2005	3	1651	Y	N	2408 E OLIVE ST
4	983930	0047	3/3/2005	781000	1730	700	9	1914	4	4080	Y	N	1423 32ND AVE
4	501600	0268	8/19/2004	541250	1730	0	9	2000	3	4200	N	N	304 29TH AVE E
4	982820	0141	2/17/2006	575000	1790	337	9	2005	3	1948	Y	N	2404 E OLIVE ST
4	177850	0010	5/23/2004	460000	1800	0	9	1993	3	4000	N	N	206 32ND AVE E
4	982820	0140	1/20/2006	599000	1834	486	9	2005	3	1861	Y	N	2402 E OLIVE ST
4	051900	0045	7/3/2006	830000	1910	0	9	1903	5	3846	N	N	903 25TH AVE
4	982870	1045	11/21/2005	650000	1970	650	9	2003	3	3600	N	N	2807 E THOMAS ST
4	118900	1095	4/11/2006	751000	2000	300	9	1906	4	5315	N	N	923 27TH AVE
4	982870	2155	5/3/2004	760000	2100	830	9	2003	3	3176	Y	N	1837 26TH AVE
4	983930	0691	8/29/2006	754000	2100	480	9	1907	3	4400	Y	N	1127 31ST AVE
4	501600	0130	9/23/2005	745000	2120	720	9	2005	3	3200	N	N	2903 E E REPUBLICAN ST
4	118600	0065	4/20/2006	925000	2220	660	9	1991	3	3750	N	N	1606 33RD AVE
4	983930	1205	6/23/2006	938800	2250	700	9	2003	3	4400	Y	N	939 30TH AVE
4	501600	0125	7/7/2004	608000	2420	0	9	1998	3	6400	N	N	2909 E REPUBLICAN ST
4	982820	1060	6/2/2004	470000	2800	940	9	1913	3	4000	N	N	1502 27TH AVE
4	920990	0310	8/22/2005	600000	2890	0	9	2005	3	4400	N	N	423 31ST AVE E
4	051900	0215	6/22/2004	740000	2550	0	10	1999	3	5016	N	N	827 24TH AVE
4	501600	0450	12/20/2005	935000	2670	940	10	2005	3	5120	N	N	317 29TH AVE E
11	429480	0010	4/27/2006	279000	850	0	5	1901	4	5050	N	N	2815 S LANE ST
11	056700	0430	7/31/2006	349950	700	500	6	1922	3	4000	Y	N	907 YAKIMA AVE S
11	125020	1175	10/8/2004	236000	700	700	6	1901	4	3600	N	N	529 29TH AVE S
11	034200	0565	5/17/2004	291500	750	510	6	1922	3	2400	N	N	3209 E CHERRY ST
11	429480	0025	11/4/2004	258000	840	500	6	1914	4	2400	N	N	707 29TH AVE S
11	073000	0140	10/20/2006	286000	930	310	6	1918	3	2142	N	N	2725 S JUDKINS ST
11	364410	0060	11/4/2004	272000	1100	1100	6	1907	3	2400	N	N	1300 29TH AVE S
11	713730	0185	2/2/2005	249950	1140	0	6	1995	3	2805	N	N	2721 S ELMWOOD PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	125020	1125	7/22/2005	277000	1240	0	6	1910	4	3600	N	N	518 28TH AVE S
11	056700	0045	6/23/2004	275000	710	0	7	1910	3	3180	Y	N	833 30TH AVE S
11	056700	0160	11/29/2006	300000	730	0	7	1926	3	2400	N	N	2956 S NORMAN ST
11	364410	0030	10/10/2005	360000	750	750	7	1901	5	1856	N	N	1317 29TH AVE S
11	364410	0170	7/21/2005	440000	800	630	7	1913	4	4800	Y	N	1302 YAKIMA AVE S
11	684070	0810	10/30/2006	526000	830	350	7	1924	5	4550	Y	N	355 29TH AVE
11	684070	0570	1/10/2005	330000	850	0	7	1920	3	4550	N	N	522 28TH AVE
11	056700	0310	7/16/2004	312000	890	600	7	1981	3	2925	Y	N	1102 YAKIMA AVE S
11	936360	0440	4/7/2006	507000	900	900	7	1912	4	3000	N	N	518 31ST AVE
11	341660	0075	2/27/2006	320000	910	480	7	1903	2	5500	N	N	3211 E YESLER WAY
11	918720	0255	6/25/2004	310000	930	0	7	1919	3	3300	N	N	154 29TH AVE
11	536620	0560	11/8/2004	383000	940	650	7	1992	3	3000	N	N	607 32ND AVE
11	364410	0160	8/25/2004	399900	950	750	7	1997	3	4320	Y	N	1325 YAKIMA AVE S
11	684070	0495	3/18/2005	359500	960	960	7	1925	4	4277	N	N	523 28TH AVE
11	056700	0360	7/31/2006	278000	970	0	7	1909	2	3500	N	N	1131 YAKIMA AVE S
11	341660	0618	7/2/2004	399000	970	480	7	1923	4	3440	N	N	111 31ST AVE S
11	073000	0085	3/17/2005	242500	990	0	7	1998	3	2446	N	N	1300 MARTIN LUTHER KING JR WAY S
11	073000	0089	11/22/2004	220000	990	0	7	1999	3	1932	N	N	1304 MARTIN LUTHER KING JR WAY S
11	103200	0071	5/31/2006	286000	990	0	7	1998	3	2429	N	N	1362 MARTIN LUTHER KING JR WAY S
11	936360	0266	3/24/2005	416500	1010	0	7	1911	4	2720	N	N	423 32ND AVE
11	341660	0205	7/28/2004	330000	1020	0	7	1918	3	4000	N	N	3200 E YESLER WAY
11	936360	0330	8/1/2005	447000	1020	180	7	1958	3	5000	N	N	425 31ST AVE
11	034200	0570	1/6/2006	390000	1080	0	7	1922	3	3600	N	N	632 32ND AVE
11	713730	0165	5/13/2005	265650	1100	0	7	1908	3	2805	N	N	2713 S ELMWOOD PL
11	125020	0825	8/3/2006	312000	1110	0	7	1957	3	4500	N	N	524 MARTIN LUTHER KING JR WAY S
11	341660	1045	3/29/2004	312000	1140	0	7	1904	4	4200	N	N	112 28TH AVE S
11	690920	0403	7/23/2004	297000	1140	0	7	2001	3	2208	N	N	1362 30TH AVE S
11	690920	0411	10/6/2006	375000	1140	0	7	2001	3	2706	N	N	1376 30TH AVE S
11	073000	0100	5/25/2004	290000	1190	990	7	1910	3	5168	N	N	2711 S JUDKINS ST
11	056700	0290	11/21/2006	423500	1200	0	7	1991	5	1454	Y	N	1108 YAKIMA AVE S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	684070	0505	8/8/2006	424950	1220	300	7	1926	3	4550	N	N	531 28TH AVE
11	341660	0710	10/5/2004	466000	1250	1180	7	1949	5	7200	N	N	115 31ST AVE
11	684070	1475	8/13/2004	430000	1250	1010	7	1925	4	4550	N	N	207 29TH AVE
11	713730	0225	12/22/2004	447900	1260	800	7	1959	4	5610	N	N	2720 S JUDKINS ST
11	427890	0065	11/21/2005	530000	1280	1220	7	1925	4	5161	N	N	412 32ND AVE
11	936360	0450	9/20/2005	485000	1290	1290	7	1963	3	5000	N	N	510 31ST AVE
11	684070	1436	7/29/2006	475000	1310	0	7	1944	4	7565	N	N	209 28TH AVE
11	103200	0079	3/10/2005	305000	1320	0	7	1998	3	3145	N	N	2707 S IRVING ST
11	125020	1225	1/14/2004	349500	1340	0	7	1912	4	3150	N	N	304 29TH AVE S
11	808340	0005	4/18/2006	537500	1340	0	7	1902	5	5000	N	N	502 32ND AVE
11	341660	0530	5/16/2005	423500	1350	0	7	1995	3	4000	Y	N	3007 S WASHINGTON ST
11	808340	0010	8/30/2005	457500	1390	0	7	1986	4	2500	N	N	506 32ND AVE
11	684070	1445	2/15/2006	375000	1400	0	7	1924	4	4095	Y	N	217 28TH AVE
11	374050	0005	12/29/2005	350000	1410	0	7	1907	4	4400	N	N	431 28TH AVE S
11	379600	0195	6/23/2005	390000	1410	0	7	1919	4	1900	N	N	121 28TH AVE S
11	684070	1455	9/1/2006	495000	1410	0	7	1927	4	4550	Y	N	210 28TH AVE
11	684070	1460	3/21/2006	420000	1410	0	7	1928	3	4550	N	N	206 28TH AVE
11	103200	0087	12/13/2006	380000	1437	0	7	1998	3	3002	N	N	2721 S IRVING ST
11	713730	0110	2/28/2005	315250	1470	0	7	1996	3	2310	N	N	2724 S ELMWOOD PL
11	936360	0285	4/20/2004	400000	1540	0	7	1911	3	3400	N	N	416 31ST AVE
11	379600	0240	10/20/2004	349900	1630	0	7	1925	4	5000	N	N	2752 S MAIN ST
11	379600	0247	1/18/2005	350000	1650	0	7	1995	3	3422	N	N	209 28TH AVE S
11	684070	1480	3/2/2005	500000	1650	800	7	1925	4	4550	N	N	211 29TH AVE
11	035700	0005	8/25/2004	330000	1680	0	7	1900	4	3813	N	N	1107 31ST AVE S
11	155620	0200	6/16/2004	355000	1700	0	7	1994	3	3861	N	N	546 29TH AVE
11	783380	0070	7/20/2004	315000	1700	0	7	1997	3	4400	N	N	2709 S MAIN ST
11	783380	0080	5/17/2005	335000	1700	0	7	1998	3	4400	N	N	2717 S MAIN ST
11	429480	0045	7/8/2004	347500	1720	0	7	1983	4	4500	N	N	2812 S DEARBORN ST
11	155620	0210	7/26/2004	342500	1800	0	7	1905	3	4329	N	N	540 29TH AVE
11	364410	0035	2/2/2005	350000	1810	800	7	1901	4	3552	N	N	1319 29TH AVE S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	918720	0130	4/27/2005	450000	1830	0	7	1925	4	6120	Y	N	125 28TH AVE
11	936360	0410	4/22/2005	525000	1860	990	7	1909	3	5000	N	N	502 30TH AVE
11	125020	0788	11/13/2006	440000	1870	740	7	1990	3	2400	N	N	510 MARTIN LUTHER KING JR WAY S
11	918720	0345	12/2/2005	629000	1880	700	7	1901	4	5750	N	N	125 30TH AVE
11	341660	0800	3/23/2005	699000	1980	390	7	1928	4	4000	Y	N	119 30TH AVE S
11	429480	0125	7/11/2005	583000	2040	0	7	1924	4	6000	Y	N	719 30TH AVE S
11	073000	0156	1/21/2004	308000	2070	0	7	2001	3	2089	N	N	1313 BRADNER PL S
11	918720	0095	8/13/2004	463000	3080	0	7	1900	3	5500	Y	N	149 28TH AVE
11	955220	0080	9/20/2004	572000	740	720	8	1983	4	5040	Y	N	526 29TH AVE S
11	684070	0550	12/1/2004	360000	750	0	8	1924	4	4550	N	N	546 28TH AVE
11	125020	0820	8/22/2005	420000	760	560	8	1905	4	6000	N	N	520 MARTIN LUTHER KING JR WAY S
11	341660	0616	11/7/2006	565000	1050	500	8	1924	5	3360	N	N	103 31ST AVE S
11	955220	0095	10/25/2004	490000	1150	340	8	1987	3	5040	Y	N	512 29TH AVE S
11	056700	0095	11/17/2004	390000	1180	0	8	1910	4	3000	N	N	2957 S DEARBORN ST
11	684070	0575	2/18/2004	289000	1180	400	8	1951	3	4550	N	N	516 28TH AVE
11	536620	0650	11/9/2005	635000	1220	620	8	1905	5	4000	N	N	528 30TH AVE
11	364410	0093	12/9/2004	310000	1220	0	8	2002	3	1740	N	N	1320 29TH AVE S
11	364410	0094	8/15/2006	369000	1240	0	8	2002	3	1896	N	N	1318 A 29TH AVE S
11	364410	0140	3/17/2004	269000	1250	0	8	1998	3	2400	N	N	1315 YAKIMA AVE S
11	056700	0266	8/16/2005	398000	1380	190	8	2003	3	1733	N	N	1116 YAKIMA AVE S
11	056700	0273	6/21/2005	398000	1380	190	8	2003	3	1733	N	N	1112 YAKIMA AVE S
11	036600	0060	6/29/2006	507500	1390	0	8	1906	4	3150	N	N	212 29TH AVE
11	364410	0117	1/27/2004	370000	1449	471	8	2003	3	1600	N	N	1301 YAKIMA AVE S
11	690920	0400	10/14/2004	452000	1470	250	8	2000	3	4016	Y	N	1350 30TH AVE S
11	056700	0268	7/8/2004	380000	1479	160	8	2003	3	2710	Y	N	1124 YAKIMA AVE S
11	056700	0274	7/31/2006	445000	1479	160	8	2003	3	1612	Y	N	1128 YAKIMA AVE S
11	056700	0281	8/31/2006	442000	1479	160	8	2003	3	1612	Y	N	1132 YAKIMA AVE S
11	056700	0279	10/14/2005	447000	1480	160	8	2003	3	1612	Y	N	1130 YAKIMA AVE S
11	364410	0005	4/20/2004	299950	1530	0	8	1999	3	1597	N	N	2809 S JUDKINS ST
11	536620	0590	5/26/2006	569950	1530	0	8	1917	4	4200	N	N	3017 E CHERRY ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	364410	0009	11/4/2004	292000	1550	0	8	1999	3	1813	N	N	2801 S JUDKINS ST
11	155620	0165	11/6/2006	485000	1560	300	8	1905	3	2970	N	N	2921 E CHERRY ST
11	341660	0465	8/10/2006	750000	1610	900	8	2001	3	4000	N	N	3119 S WASHINGTON ST
11	536620	0580	11/28/2006	595637	1640	880	8	1906	5	3000	N	N	619 32ND AVE
11	155620	0220	6/11/2004	549950	1700	0	8	1905	4	4292	N	N	532 29TH AVE
11	536620	0460	7/26/2005	585000	1700	0	8	1992	3	4105	N	N	625 32ND AVE
11	918720	0206	4/30/2004	463000	1710	620	8	1980	3	7500	N	N	137 29TH AVE
11	125020	1545	7/13/2005	635000	1720	400	8	1925	5	3600	Y	N	539 31ST AVE S
11	936360	0280	4/25/2006	640000	1740	200	8	1912	4	3300	N	N	422 31ST AVE
11	955220	0065	10/19/2005	647000	1820	0	8	1991	4	5400	Y	N	538 29TH AVE S
11	569900	0009	2/28/2005	549000	1830	0	8	1980	4	3996	Y	N	935 31ST AVE S
11	690920	0036	10/13/2006	567000	1830	0	8	2001	3	2500	Y	N	1320 30TH AVE S
11	341660	0660	6/7/2005	759000	1850	510	8	1909	4	4000	Y	N	146 30TH AVE
11	379600	0200	9/10/2004	469000	1850	910	8	1906	4	4000	N	N	2762 S WASHINGTON ST
11	536620	0570	7/6/2006	625000	1930	800	8	1906	5	3000	N	N	613 32ND AVE
11	918720	0275	5/30/2006	524400	1990	0	8	1900	4	5000	N	N	134 29TH AVE
11	155620	0225	3/14/2005	605000	2060	0	8	1905	5	4292	N	N	528 29TH AVE
11	341660	0635	3/30/2004	435530	2180	0	8	1928	3	4000	N	N	3018 S WASHINGTON ST
11	955220	0125	3/24/2004	570000	2220	0	8	1995	3	6720	N	N	409 30TH AVE S
11	936360	0005	10/1/2005	664000	2230	0	8	1990	4	5000	N	N	3114 E SPRUCE ST
11	056700	0120	8/25/2005	725000	3090	0	8	2003	3	4550	Y	N	915 30TH AVE S
11	936360	0100	6/8/2004	635000	3600	0	8	1904	4	5000	N	N	220 30TH AVE
11	034200	0460	7/5/2005	832500	1590	1090	9	2003	3	4000	N	N	621 33RD AVE
11	125020	1249	10/25/2006	700000	1950	500	9	1901	5	5760	N	N	312 29TH AVE S
11	034200	0470	11/8/2006	899500	2060	860	9	2003	3	4000	N	N	617 33RD AVE
11	936360	0400	10/26/2006	740000	2100	0	9	1910	3	5000	N	N	512 30TH AVE
11	341660	0795	8/28/2006	785000	2100	0	9	1999	3	6000	N	N	2912 S WASHINGTON ST
11	125020	1445	8/12/2004	639000	2380	0	9	1992	3	6000	N	N	420 30TH AVE S
11	918720	0285	5/22/2006	779200	2780	140	9	1908	4	5000	N	N	124 29TH AVE
11	341660	0565	4/14/2005	954000	2180	900	10	1996	3	6736	Y	N	216 30TH AVE S

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
11	056700	0010	5/4/2006	899000	2360	700	10	2003	3	3000	Y	N	805 30TH AVE S
11	447340	0025	3/7/2006	950000	2480	200	10	2004	3	2695	Y	N	711 31ST AVE S
11	429480	0115	2/25/2005	870000	2650	750	10	2002	3	4200	Y	N	715 30TH AVE S
11	125020	1490	8/8/2005	1325000	4600	400	10	1905	4	10800	Y	N	403 31ST AVE S

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	000760	0039	9/27/2005	55022	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); &
3	000760	0044	7/6/2005	200000	NO MARKET EXPOSURE;
3	036300	0035	10/7/2004	87500	NON-REPRESENTATIVE SALE;
3	036300	0100	5/20/2005	14500	QUIT CLAIM DEED; MULTI-PARCEL SALE; AND OTHER
3	036300	0110	5/20/2005	14500	QUIT CLAIM DEED; MULTI-PARCEL SALE; AND OTHER
3	042404	9053	12/13/2004	236000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	095500	0160	12/3/2004	200000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	095500	0245	9/1/2005	80000	QUIT CLAIM DEED;
3	095800	0130	5/4/2005	350000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	121100	0120	5/30/2006	300000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND
3	125020	0210	6/28/2005	360000	TEAR DOWN;
3	125020	0616	7/9/2004	194000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	125020	0640	5/19/2004	220000	NO MARKET EXPOSURE;
3	125020	0695	5/11/2005	624000	TEAR DOWN; BUILDER OR DEVELOPER SALES;
3	125020	0720	2/7/2005	270000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	125020	0773	6/1/2004	287000	NO MARKET EXPOSURE;
3	125020	0775	3/18/2005	220545	NO MARKET EXPOSURE; QUIT CLAIM DEED;
3	128530	0135	11/18/2006	375500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	128530	0170	10/19/2005	200000	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
3	134430	0115	12/7/2004	437500	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	134430	0180	11/29/2005	463000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	134430	0250	11/10/2004	520000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	140030	0035	12/17/2004	180000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	140030	0093	11/14/2005	190000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	140030	0098	5/14/2004	160000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	152330	0010	5/21/2004	197000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	171040	0030	8/30/2006	36897	NO MARKET EXPOSURE;
3	171040	0050	9/14/2005	420000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	171040	0060	5/19/2005	235000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	193480	0155	8/4/2004	328000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	193480	0160	6/26/2004	295000	TEAR DOWN; SEGREGATION AND/OR MERGER;
3	193480	0180	12/30/2005	510000	TEAR DOWN;
3	193730	0191	7/22/2005	426000	TEAR DOWN; MULTI-PARCEL SALE;
3	193730	0240	12/20/2005	400000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
3	193730	0270	10/7/2005	164100	TEAR DOWN; BANKRUPTCY - RECEIVER OR TRUSTEE;
3	225450	0985	12/28/2006	400000	NO MARKET EXPOSURE;
3	225450	1090	8/3/2004	350000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	225450	1420	12/8/2004	295000	NO MARKET EXPOSURE;
3	225450	1460	2/25/2004	245000	NO MARKET EXPOSURE;
3	225450	1630	12/21/2005	162427	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
3	225450	1770	8/29/2005	555000	NO MARKET EXPOSURE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	225450	1911	2/24/2005	465000	TEAR DOWN; NO MARKET EXPOSURE;
3	225450	1935	4/21/2005	620000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	225450	2069	5/20/2005	435500	SEGREGATION AND/OR MERGER;
3	225450	2255	4/25/2005	72548	PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARN
3	225450	2315	6/7/2006	406500	SEGREGATION AND/OR MERGER;
3	225450	2335	11/10/2004	215298	MULTI-PARCEL SALE; AND OTHER WARNINGS;
3	225450	2377	8/18/2004	202500	PARTIAL INTEREST ;RELATED PARTY ETC
3	225450	2455	9/20/2004	255000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	225650	0015	6/3/2005	375000	TEAR DOWN; AND OTHER WARNINGS;
3	246090	0015	11/10/2004	86215	QUIT CLAIM DEED;
3	246090	0080	3/10/2005	207000	NO MARKET EXPOSURE;
3	246090	0126	7/25/2005	135000	TEAR DOWN;
3	257240	0050	6/4/2004	162680	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC. &
3	257240	0160	3/24/2004	105000	PARTIAL INTEREST; RELATED PARTY ETC.
3	277910	0435	9/7/2004	252000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	331950	1387	3/20/2006	388000	NO MARKET EXPOSURE;
3	331950	1815	10/21/2005	301000	GOVERNMENT AGENCY;
3	332000	0610	2/27/2004	120000	NON-REPRESENTATIVE SALE;
3	332000	0635	9/26/2005	345000	SEGREGATION AND/OR MERGER;
3	423240	0250	9/24/2004	224340	QUIT CLAIM DEED; PARTIAL INTEREST AND OTHER
3	423240	0275	8/16/2004	546000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	423240	0460	6/22/2004	633000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	423240	0495	8/19/2005	699950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	423240	0735	11/9/2005	725000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	423240	0880	11/10/2004	685000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	423240	0985	6/23/2005	690000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	423240	1015	11/30/2004	510230	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	423240	1220	8/29/2005	730000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	423240	1325	3/18/2004	649000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	440020	0055	12/2/2004	300000	TEAR DOWN; SEGREGATION AND/OR MERGER;
3	501100	0150	4/15/2005	229576	QUIT CLAIM DEED; STATEMENT TO DOR;
3	516070	0185	7/20/2006	350000	NO MARKET EXPOSURE;
3	519110	0100	9/2/2004	582000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	519110	0155	5/18/2006	280000	NO MARKET EXPOSURE;
3	519110	0205	10/4/2005	552000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	605860	0030	6/7/2005	392600	SEGREGATION AND/OR MERGER;
3	605860	0075	7/5/2005	580000	NO MARKET EXPOSURE;
3	605860	0375	9/1/2006	260000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	605860	0395	11/1/2004	205000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	636290	0030	6/30/2005	290000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	636290	0115	4/20/2004	235000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	636290	0125	4/19/2006	425000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	636290	0140	5/15/2006	350000	TEAR DOWN; BUILDER OR DEVELOPER SALES;
3	636290	0150	2/1/2005	275000	TEAR DOWN; SEGREGATION AND/OR MERGER;
3	684070	0960	10/4/2005	181000	NO MARKET EXPOSURE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	684070	0980	6/16/2005	200000	NO MARKET EXPOSURE;
3	684070	0990	12/16/2005	227000	NO MARKET EXPOSURE;
3	684070	0995	2/19/2004	46234	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
3	684070	1000	10/11/2005	350000	NO MARKET EXPOSURE;
3	684070	1090	10/6/2005	224000	NO MARKET EXPOSURE;
3	684070	1105	7/12/2004	30000	QUIT CLAIM DEED;
3	684070	1115	6/20/2005	380000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	684070	1120	2/13/2004	295000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	684070	1195	8/10/2004	361145	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	684070	1675	7/27/2005	336000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	712830	0280	11/26/2004	426000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	712830	0320	11/10/2004	237000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	712830	0390	3/8/2006	217500	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE;
3	712830	0720	8/25/2005	153000	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
3	712830	0750	8/9/2004	250000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	713230	0470	12/2/2005	430000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	713230	0535	1/19/2006	293000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
3	713230	0675	1/15/2004	115000	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
3	713230	0680	8/23/2005	349950	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	722850	0415	4/25/2005	280000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	722850	0420	10/18/2005	360000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	722850	0449	5/24/2004	249100	NO MARKET EXPOSURE;
3	722850	0505	4/13/2004	287000	NO MARKET EXPOSURE;
3	722850	0795	4/7/2006	485000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	722850	0876	5/24/2004	265000	NO MARKET EXPOSURE;
3	722850	0896	2/5/2004	276000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	722850	0950	5/30/2005	350000	1031 TRADE; NO MARKET EXPOSURE;
3	722850	1155	7/20/2004	300000	SEGREGATION AND/OR MERGER;
3	722850	1260	2/24/2005	260000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	722850	1280	3/30/2005	334950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	722850	1330	8/3/2004	250300	NO MARKET EXPOSURE; AND OTHER WARNINGS;
3	722850	1337	2/18/2005	162000	NO MARKET EXPOSURE;
3	722850	1375	4/22/2004	220000	NO MARKET EXPOSURE;
3	722850	1445	7/23/2004	16666	CORPORATE AFFILIATES; AND OTHER WARNINGS
3	722850	1610	7/14/2004	336000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	722850	1629	2/24/2005	255000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	722850	1880	3/8/2006	360000	TEAR DOWN;
3	722850	1885	3/8/2006	482000	TEAR DOWN;
3	722850	2285	9/13/2005	410000	NO MARKET EXPOSURE;
3	722850	2290	5/31/2006	320000	NO MARKET EXPOSURE;
3	722850	2360	5/12/2005	258000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	722850	2365	7/1/2005	450000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	723460	0787	8/29/2005	600000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	723460	0796	7/6/2004	92746	QUIT CLAIM DEED; STATEMENT TO DOR;
3	723460	0830	9/22/2005	600000	TEAR DOWN; SEGREGATION AND/OR MERGER;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	723460	1375	2/18/2004	355000	TEAR DOWN; SEGREGATION AND/OR MERGER;
3	723460	1390	7/14/2004	414000	TEAR DOWN; SEGREGATION AND/OR MERGER;
3	723460	1570	8/30/2004	275000	NO MARKET EXPOSURE;
3	754480	0165	8/9/2005	160000	NO MARKET EXPOSURE;
3	754480	0190	6/28/2004	252500	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	754480	0200	6/24/2005	152750	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC. &
3	754480	0350	3/30/2005	229950	CORRECTION DEED;
3	754480	0400	7/20/2005	227000	NO MARKET EXPOSURE;
3	754480	0420	9/7/2005	284900	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	765860	0090	11/21/2006	800000	TEAR DOWN; MULTI-PARCEL SALE;
3	765860	0095	11/21/2006	800000	TEAR DOWN; MULTI-PARCEL SALE;
3	765860	0100	11/21/2006	800000	TEAR DOWN; MULTI-PARCEL SALE;
3	765860	0306	11/9/2005	245000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
3	794260	0026	7/5/2005	315000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	794260	0065	5/20/2004	437500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	794260	0140	11/22/2005	49298	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
3	794260	0145	4/14/2006	520000	TEAR DOWN; SEGREGATION AND/OR MERGER;
3	794260	0170	1/26/2005	500000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	794260	0171	10/17/2006	320000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	794260	0300	10/30/2006	710000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
3	794260	1010	12/9/2005	240000	NO MARKET EXPOSURE;
3	794260	1085	5/20/2004	305000	NO MARKET EXPOSURE;
3	794260	1112	5/16/2005	178200	NO MARKET EXPOSURE;
3	794260	1145	1/23/2004	125000	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
3	794260	1200	5/9/2006	355000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	794260	1255	2/23/2004	75000	QUIT CLAIM DEED; PARTIAL INTEREST; AND OTHER
3	794260	1475	5/26/2004	300000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	794260	1515	2/10/2004	250000	NO MARKET EXPOSURE;
3	794260	1545	2/23/2004	249000	NO MARKET EXPOSURE;
3	794260	1575	9/30/2005	375000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	794260	1585	8/30/2006	750000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	794260	1635	3/29/2004	560000	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	794260	1705	2/12/2004	307000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	794260	1770	2/9/2005	109212	NO MARKET EXPOSURE;
3	794260	1775	8/27/2004	349950	1031 TRADE;
3	814120	0020	11/7/2006	73048	QUIT CLAIM DEED;
3	814120	0025	10/16/2006	625000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	814120	0036	5/29/2006	653000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	872810	0585	4/28/2006	118000	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
3	872810	0725	12/22/2005	181100	NON-REPRESENTATIVE SALE;
3	872810	0765	1/26/2006	1600000	TEAR DOWN; MULTI-PARCEL SALE;
3	872810	0775	1/26/2006	1600000	TEAR DOWN; MULTI-PARCEL SALE;
3	872810	0785	5/7/2004	220000	NO MARKET EXPOSURE;
3	912610	0060	12/23/2004	45528	RELATED PARTY, FRIEND, OR NEIGHBOR; AND
3	912610	0520	3/31/2005	325000	NO MARKET EXPOSURE;

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3	912610	0535	6/22/2006	392110	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	912610	0605	10/3/2006	745000	TEAR DOWN;
3	912610	0620	10/25/2005	325000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	912610	0625	11/29/2004	265000	SEGREGATION AND/OR MERGER;
3	912610	0695	3/30/2004	160000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	912610	0745	1/18/2006	357500	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	912610	0749	7/15/2004	213000	BANKRUPTCY - RECEIVER OR TRUSTEE; AND
3	912610	0770	8/12/2004	283000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
3	912610	0860	10/6/2005	522000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	912610	0870	12/9/2005	400000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
3	912610	0887	12/16/2005	356000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	912610	0985	3/4/2005	290000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	912610	0990	9/20/2006	500000	NO MARKET EXPOSURE;
3	912610	1120	5/6/2005	335000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
3	912610	1221	1/17/2006	385720	NO MARKET EXPOSURE;
3	912610	1300	5/17/2005	225000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	912610	1380	10/12/2005	48605	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC. &
3	912610	1400	12/23/2005	420000	NO MARKET EXPOSURE;
3	912610	1480	7/6/2004	212000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	912610	1511	1/4/2006	318333	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	912610	1555	6/21/2004	168000	NO MARKET EXPOSURE;
3	912610	1670	6/26/2006	335000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	937930	0045	9/1/2005	210000	TEAR DOWN; NO MARKET EXPOSURE;
3	937930	0055	7/26/2005	650000	TEAR DOWN; SEGREGATION AND/OR MERGER;
3	937930	0080	6/7/2005	365000	TEAR DOWN; SEGREGATION AND/OR MERGER;
3	981870	0280	6/30/2004	324000	NO MARKET EXPOSURE;
3	981870	0290	9/30/2004	418000	NO MARKET EXPOSURE;
3	981870	0430	8/10/2005	249500	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	981870	0540	4/13/2004	200000	NON-REPRESENTATIVE SALE;
3	982670	1370	6/20/2005	332000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	982670	1780	2/21/2006	995000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
3	982670	1785	2/21/2006	995000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
3	982670	1792	8/3/2006	189500	NO MARKET EXPOSURE;
4	009700	0150	2/8/2005	635000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	009700	0170	9/20/2006	550000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	009700	0190	5/16/2005	660000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	009700	0275	2/24/2005	520000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	034200	0280	4/13/2005	375000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	034200	0355	7/9/2004	615000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	034200	0415	3/1/2005	425000	NO MARKET EXPOSURE;
4	051900	0175	9/6/2006	360000	NO MARKET EXPOSURE;
4	051900	0240	7/20/2005	699950	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	051900	0254	6/14/2006	300500	TEAR DOWN;
4	118600	0115	5/24/2004	325000	NO MARKET EXPOSURE;
4	118600	0185	12/9/2004	370000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &

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4	118900	0139	11/19/2004	250000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	118900	0200	5/26/2006	200000	CORPORATE AFFILIATES; NO MARKET EXPOSURE; &
4	118900	0245	5/26/2005	469000	NO MARKET EXPOSURE;
4	118900	0384	1/24/2004	206000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	118900	0905	5/30/2006	390000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	118900	1270	8/22/2005	250000	NO MARKET EXPOSURE;
4	118900	1410	10/19/2005	195000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	118900	1480	5/24/2004	215000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	177850	0020	5/6/2005	451950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	211020	0175	3/23/2006	395000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	381440	0075	4/21/2005	548000	NO MARKET EXPOSURE;
4	501600	0310	5/9/2006	465000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	501600	0345	11/21/2005	200000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
4	501600	0405	6/3/2005	245000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
4	501600	0457	1/4/2005	25000	NO MARKET EXPOSURE;
4	501600	0465	3/16/2005	370000	NO MARKET EXPOSURE;
4	501600	0475	9/27/2006	355167	NO MARKET EXPOSURE; AND OTHER WARNINGS;
4	501600	0480	3/1/2006	352000	NO MARKET EXPOSURE;
4	501600	0755	5/17/2005	365000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	531710	0303	6/25/2004	235000	TEAR DOWN;
4	536620	0150	8/1/2006	208250	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	536620	0345	9/6/2006	516905	NO MARKET EXPOSURE;
4	536620	0410	12/3/2004	178600	RELATED PARTY, FRIEND, OR NEIGHBOR; AND
4	684070	0075	12/22/2004	104529	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
4	684070	0105	7/1/2005	192500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC. &
4	684070	0225	8/15/2005	380000	SEGREGATION AND/OR MERGER;
4	721740	0095	11/30/2006	454000	NO MARKET EXPOSURE;
4	721740	0115	8/3/2004	333750	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	721740	0205	7/7/2005	335000	NO MARKET EXPOSURE;
4	721740	0245	10/13/2005	590000	TEAR DOWN; SEGREGATION AND/OR MERGER;
4	721740	0265	2/11/2004	390000	TEAR DOWN; SEGREGATION AND/OR MERGER;
4	721740	0295	7/9/2006	390000	NO MARKET EXPOSURE;
4	721740	0310	1/6/2005	39062	QUIT CLAIM DEED; AND OTHER WARNINGS;
4	721740	0390	2/2/2006	825000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	721740	0440	11/9/2005	269860	NO MARKET EXPOSURE;
4	721740	0495	9/15/2004	25593	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC. &
4	721740	0505	4/20/2006	250000	TEAR DOWN;
4	721740	0660	2/23/2006	355000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	721740	0725	10/17/2006	315000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	721740	0930	5/5/2005	178480	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	721740	1285	4/20/2005	303000	TEAR DOWN;
4	722850	0034	4/13/2006	450000	TEAR DOWN; MULTI-PARCEL SALE;
4	722850	0035	4/13/2006	450000	TEAR DOWN; MULTI-PARCEL SALE;
4	722850	0245	5/18/2006	385000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	757570	0070	7/6/2005	735000	BANKRUPTCY - RECEIVER OR TRUSTEE;

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4	757620	0015	10/27/2005	335110	ASSUMPTION OF MORTGAGE W/NO ADDL ETC.
4	757620	0150	3/24/2004	510000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	757620	0155	10/18/2004	254200	NO MARKET EXPOSURE;
4	757620	0165	11/5/2004	730000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	796010	0046	4/18/2005	252350	NO MARKET EXPOSURE;
4	796010	0055	12/14/2005	233280	NO MARKET EXPOSURE;
4	796010	0207	12/20/2006	73754	QUIT CLAIM DEED;
4	796010	0220	3/26/2004	260000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	796010	0230	12/27/2004	260000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	796010	0255	12/27/2006	310000	NO MARKET EXPOSURE;
4	796010	0270	8/5/2005	254525	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	796010	0305	6/2/2006	204092	QUIT CLAIM DEED;
4	910300	0005	9/1/2004	292500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	912610	1970	12/30/2004	255000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	912610	2030	11/21/2005	291650	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	912610	2065	4/30/2004	144100	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	912610	2067	7/2/2004	305000	NO MARKET EXPOSURE;
4	918470	0015	6/20/2005	807000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	918470	0040	8/11/2005	267597	QUIT CLAIM DEED;
4	918470	0095	10/25/2005	759000	RELOCATION - SALE TO SERVICE;
4	920990	0025	6/21/2004	379500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	920990	0140	7/20/2005	499500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	920990	0165	6/24/2005	112250	QUIT CLAIM DEED; STATEMENT TO DOR;
4	920990	0190	10/11/2004	354500	NEW PLAT (WITH LESS THAN 20% SOLD); AND;
4	920990	0200	4/24/2006	450000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	920990	0335	12/27/2005	220900	NO MARKET EXPOSURE; AND OTHER WARNINGS;
4	920990	0385	5/20/2005	255000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
4	920990	0394	5/19/2004	250000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
4	920990	0415	4/14/2006	443000	NO MARKET EXPOSURE;
4	920990	0480	9/18/2005	386666	QUIT CLAIM DEED; PARTIAL INTEREST; AND OTHER
4	920990	0540	2/23/2004	250000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	0015	3/24/2005	257000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	0035	1/11/2005	330000	NO MARKET EXPOSURE;
4	982820	0150	2/26/2004	300000	NO MARKET EXPOSURE;
4	982820	0186	6/24/2004	250000	NO MARKET EXPOSURE;
4	982820	0260	8/26/2004	310000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	0275	12/7/2006	360000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	0290	10/15/2006	570000	RELOCATION - SALE BY SERVICE;
4	982820	0295	6/8/2004	271000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	0370	9/29/2004	11200	QUIT CLAIM DEED; MULTI-PARCEL SALE; AND OTHER
4	982820	0375	9/29/2005	119067	QUIT CLAIM DEED;
4	982820	0390	11/22/2005	705000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	0435	9/26/2006	28800	STATEMENT TO DOR;
4	982820	0530	3/8/2005	276500	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	982820	0605	4/19/2006	490000	NO MARKET EXPOSURE;

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4	982820	0607	10/19/2004	230000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	0615	6/14/2006	374000	NO MARKET EXPOSURE;
4	982820	0662	3/18/2005	124682	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
4	982820	0750	9/7/2006	397500	NO MARKET EXPOSURE;
4	982820	0830	5/31/2005	260000	TEAR DOWN;
4	982820	0870	1/28/2005	188000	NO MARKET EXPOSURE;
4	982820	0940	2/27/2006	350000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	982820	0950	3/31/2006	410000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	1022	4/21/2006	672100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	1055	10/24/2005	225000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	982820	1090	2/11/2004	235000	NO MARKET EXPOSURE;
4	982820	1112	3/1/2006	368000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	1140	8/11/2005	355000	SEGREGATION AND/OR MERGER;
4	982820	1357	7/21/2006	159897	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC.
4	982820	1360	7/16/2004	395000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
4	982820	1375	10/8/2004	253000	NO MARKET EXPOSURE;
4	982820	1385	10/27/2006	430000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	982820	1465	6/15/2006	457000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	1485	5/25/2004	160000	TEAR DOWN;
4	982820	1590	11/10/2006	319000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	1660	7/12/2004	276000	NO MARKET EXPOSURE; TRADE;
4	982820	1885	11/16/2006	632120	DIVORCE; RELATED PARTY, FRIEND, OR NEIGHBOR;
4	982820	1990	2/15/2006	284225	NO MARKET EXPOSURE;
4	982820	2040	10/4/2005	349200	NO MARKET EXPOSURE; STATEMENT TO DOR;
4	982820	2120	6/27/2006	514496	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
4	982820	2255	2/28/2005	330000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	982820	2405	4/19/2006	420000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982820	2590	2/22/2006	294148	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
4	982820	2645	8/25/2005	515000	NO MARKET EXPOSURE;
4	982820	2700	3/23/2005	434200	NO MARKET EXPOSURE;
4	982820	2740	3/25/2004	359950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982870	0315	6/29/2005	400000	NO MARKET EXPOSURE;
4	982870	0340	12/29/2006	389122	NO MARKET EXPOSURE;
4	982870	0555	6/19/2006	440000	NO MARKET EXPOSURE;
4	982870	0675	10/22/2004	390000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982870	0860	5/16/2005	370000	NO MARKET EXPOSURE;
4	982870	0890	12/13/2005	141250	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC. &
4	982870	0990	7/7/2005	329900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982870	1120	1/12/2006	330000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	982870	1220	11/30/2004	368450	NO MARKET EXPOSURE;
4	982870	1270	12/19/2006	289000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	982870	1287	12/27/2006	460000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	982870	1345	1/26/2005	373000	NO MARKET EXPOSURE;
4	982870	1360	10/27/2004	550000	SEGREGATION AND/OR MERGER;
4	982870	1370	10/23/2006	630000	NO MARKET EXPOSURE;

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4	982870	1485	3/25/2004	343000	TEAR DOWN; SEGREGATION AND/OR MERGER;
4	982870	1560	8/28/2006	900000	NO MARKET EXPOSURE;
4	982870	1595	5/26/2006	500000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	982870	1635	11/28/2005	216500	QUIT CLAIM DEED;
4	982870	1805	12/20/2006	560000	NO MARKET EXPOSURE;
4	982870	1930	8/26/2005	475000	PERSONAL PROPERTY INCLUDED;
4	982870	1935	5/21/2004	390000	NO MARKET EXPOSURE;
4	982870	2061	4/20/2006	61259	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
4	982870	2065	5/24/2005	425000	NO MARKET EXPOSURE;
4	983930	0080	6/1/2004	282500	NO MARKET EXPOSURE;
4	983930	0170	7/23/2004	465000	NO MARKET EXPOSURE;
4	983930	0185	3/7/2005	300000	NO MARKET EXPOSURE;
4	983930	0205	3/23/2005	625000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	983930	0285	5/4/2004	295000	BANKRUPTCY - RECEIVER OR TRUSTEE;
4	983930	0670	10/4/2006	348000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	983930	0755	9/21/2005	344000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
4	983930	0825	10/20/2004	590000	NO MARKET EXPOSURE;
4	983930	0830	10/6/2005	129948	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC.
4	983930	0875	3/22/2006	215937	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC.
4	983930	1060	6/2/2004	320000	BANKRUPTCY - RECEIVER OR TRUSTEE;
4	983930	1165	8/24/2004	365000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	983930	1300	11/17/2005	270000	NO MARKET EXPOSURE;
11	034200	0435	11/30/2004	385000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	034200	0520	3/2/2006	660000	NO MARKET EXPOSURE;
11	035700	0015	11/21/2005	415250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
11	036600	0010	2/9/2006	503000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	036600	0095	6/28/2006	800000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
11	042404	9030	4/14/2004	285000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	056700	0040	4/12/2005	241302	QUIT CLAIM DEED; AND OTHER WARNINGS;
11	056700	0215	3/29/2006	825000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
11	056700	0217	3/29/2006	825000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
11	056700	0235	1/7/2005	191200	QUIT CLAIM DEED; AND OTHER WARNINGS;
11	056700	0250	5/13/2005	257000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	056700	0525	11/3/2004	275000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	125020	1105	2/22/2005	79150	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC.
11	125020	1199	4/25/2006	440000	NO MARKET EXPOSURE;
11	125020	1455	10/25/2004	25000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC. &
11	140030	0095	12/29/2005	49956	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC. &
11	140030	0150	6/10/2004	100000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	155620	0185	5/12/2004	330000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
11	341660	0090	4/9/2004	325000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
11	341660	0551	9/19/2005	605000	RELOCATION - SALE TO SERVICE;
11	341660	0567	6/8/2004	989000	RELOCATION - SALE TO SERVICE;
11	341660	0750	4/28/2006	660000	TEAR DOWN; NO MARKET EXPOSURE; AND OTHER
11	341660	0995	7/26/2006	415000	NO MARKET EXPOSURE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 15**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
11	364410	0115	12/20/2006	212268	QUIT CLAIM DEED; RELATED PARTY, FRIEND ETC.
11	364410	0250	10/12/2005	155623	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC. &
11	364410	0265	9/11/2006	710000	NO MARKET EXPOSURE;
11	636290	0185	2/24/2006	500000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
11	684070	0690	12/13/2004	280000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	684170	0100	7/14/2004	220000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	684170	0115	4/14/2006	590000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	713730	0180	11/3/2004	165000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	918720	0090	9/28/2006	540000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	918720	0105	10/19/2005	280000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND
11	918720	0348	11/15/2005	400000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
11	918720	0350	11/15/2005	400000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
11	936360	0295	7/18/2006	480000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	955220	0045	6/18/2004	200000	NO MARKET EXPOSURE; AND OTHER WARNINGS;
11	955220	0105	1/19/2005	425000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.5%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of +14.8%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## ***Area 15 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	3	0.924	1.083	17.2%	0.871	1.294
6	74	0.883	0.988	11.9%	0.953	1.024
7	381	0.883	0.997	12.9%	0.982	1.013
8	307	0.878	1.000	13.9%	0.984	1.016
9	67	0.766	0.978	27.6%	0.939	1.017
10	8	0.912	0.981	7.5%	0.922	1.040
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1939	447	0.859	0.994	15.7%	0.979	1.008
1940-1969	57	0.866	1.006	16.1%	0.963	1.048
1970-1989	46	0.820	0.964	17.5%	0.923	1.004
1990-1999	92	0.907	1.012	11.6%	0.977	1.046
2000-2006	198	0.879	0.996	13.4%	0.980	1.013
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	10	1.029	0.944	-8.2%	0.830	1.059
Average	528	0.893	0.998	11.7%	0.985	1.011
Good	233	0.837	0.990	18.3%	0.971	1.009
Very Good	69	0.785	0.997	27.1%	0.966	1.028
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	259	0.867	1.007	16.1%	0.987	1.026
1.5	203	0.858	0.987	15.1%	0.965	1.009
2	329	0.872	0.994	14.0%	0.979	1.009
2.5	22	0.830	0.990	19.2%	0.923	1.058
3+	27	0.910	0.985	8.2%	0.943	1.028

## ***Area 15 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Less than 801	66	0.904	1.021	13.0%	0.985	1.058
0801-1000	138	0.904	0.999	10.4%	0.972	1.025
1001-1200	137	0.865	0.998	15.3%	0.972	1.023
1201-1400	127	0.860	0.987	14.7%	0.962	1.011
1401-1600	129	0.876	0.988	12.9%	0.962	1.015
1601-2000	164	0.842	0.996	18.3%	0.973	1.019
2001-2500	51	0.828	0.976	17.9%	0.941	1.012
Greater than 2500	28	0.907	1.024	12.9%	0.964	1.084
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	726	0.870	0.998	14.7%	0.987	1.009
Y	114	0.849	0.979	15.3%	0.951	1.007
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	840	0.867	0.995	14.8%	0.985	1.005
Y	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3	405	0.842	0.991	17.7%	0.978	1.005
4	303	0.879	0.994	13.2%	0.976	1.013
11	132	0.910	1.008	10.8%	0.985	1.031

## **Area 15 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.995.

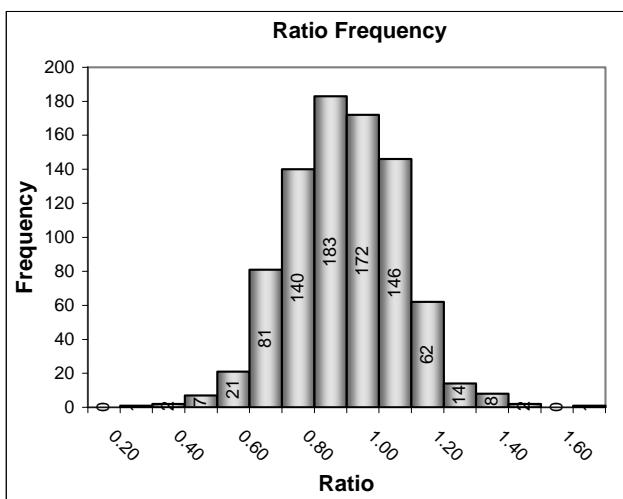
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1-2500	227	0.895	0.980	9.5%	0.962	0.998
2501-3500	157	0.860	0.996	15.9%	0.974	1.019
3501-5000	317	0.862	1.005	16.6%	0.988	1.023
5000-11000	139	0.849	0.991	16.8%	0.966	1.016
Neighborhood	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	57	0.859	0.993	15.5%	0.955	1.031
3	202	0.833	0.984	18.0%	0.964	1.003
4	214	0.892	1.008	13.1%	0.985	1.031
5	86	0.884	0.980	10.8%	0.947	1.014
6	85	0.844	0.998	18.2%	0.969	1.027
8	166	0.883	1.003	13.6%	0.985	1.022
10	30	0.884	0.988	11.7%	0.936	1.039

## 2006 Improved Parcel Ratio Analysis

<b>District/Team:</b> WC / Team-1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 5/25/2007	<b>Sales Dates:</b> 1/2004- 12/2006
<b>Area</b> <b>15 - Central Area</b>	<b>Appr ID:</b> FLIP	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 840 <b>Mean Assessed Value</b> 377,100 <b>Mean Sales Price</b> 435,000 <b>Standard Deviation AV</b> 115,563 <b>Standard Deviation SP</b> 148,896			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.894 <b>Median Ratio</b> 0.889 <b>Weighted Mean Ratio</b> 0.867			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.300 <b>Highest ratio:</b> 1.663 <b>Coefficient of Dispersion</b> 15.48% <b>Standard Deviation</b> 0.173 <b>Coefficient of Variation</b> 19.36%			
<b>Price Related Differential (PRD)</b> 1.031			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.878 Upper limit 0.906			
<b>95% Confidence: Mean</b> Lower limit 0.882 Upper limit 0.905			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 5138 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.173 <b>Recommended minimum:</b> 48 Actual sample size: 840 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 428 # ratios above mean: 412 Z: 0.552 <b>Conclusion:</b> Normal* <i>*i.e. no evidence of non-normality</i>			

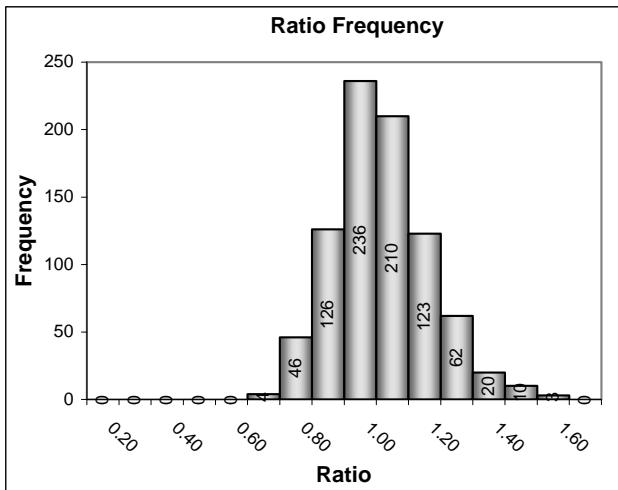


**COMMENTS:**

1 to 3 Unit Residences throughout area 15

## 2007 Improved Parcel Ratio Analysis

<b>District/Team:</b> WC / Team-1	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 5/25/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> 15 - Central Area	<b>Appr ID:</b> FLIP	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 840			
<i>Mean Assessed Value</i>	432,900		
<i>Mean Sales Price</i>	435,000		
<i>Standard Deviation AV</i>	133,204		
<i>Standard Deviation SP</i>	148,896		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	1.015		
<i>Median Ratio</i>	1.003		
<i>Weighted Mean Ratio</i>	0.995		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.650		
<i>Highest ratio:</i>	1.518		
<i>Coefficient of Dispersion</i>	11.50%		
<i>Standard Deviation</i>	0.148		
<i>Coefficient of Variation</i>	14.59%		
<i>Price Related Differential (PRD)</i>	1.020		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.014		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	1.005		
<i>Upper limit</i>	1.025		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	5138		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.148		
<b>Recommended minimum:</b>	35		
<i>Actual sample size:</i>	840		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	453		
# ratios above mean:	387		
<i>Z:</i>	2.277		
<b>Conclusion:</b>	Non-normal		



### COMMENTS:

1 to 3 Unit Residences throughout area 15

Both assessment level and uniformity have been improved by application of the recommended values.

## **USPAP Compliance**

### ***Client and Intended Use of the Appraisal:***

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation plan is subject to their periodic review.*

### ***Definition and date of value estimate:***

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

##### **WAC 458-07-030 (3) REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

**True and fair value -- Highest and best use.** Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (*Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)*) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (*Finch v. Grays Harbor County, 121 Wash. 486 (1922)*) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (*Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)*)

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

*'Highest and best use' is defined in *The Appraisal of Real Estate*, twelfth edition, page 305, as follows:*

*"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."*

## **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

## **Property rights appraised:**

### **Fee Simple**

*The definition of fee simple estate as taken from *The Third Edition of The Dictionary of Real Estate Appraisal*, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

## **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers for ad valorem tax purposes, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, or otherwise in the Assessor's database, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements, are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Scope Of Work Performed:**

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement of the law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

### **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: assessor.info@metrokc.gov  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2007 Revaluation for 2008 Tax Roll

A handwritten signature in black ink that reads "Scott Noble". It is written in a cursive style with a horizontal line underneath it.

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr